

# Oak Hill at Spring Ridge Homeowners Association

## Zoom Board Meeting Minutes – March 2, 2022

Board Members: Bob Long, Cheryl Spillerman, Donna Beissel, Merl Zodel

Danella Realty & Management: Rebecca Mason, Eileen Kahn

Meeting called to order at 5:00 pm by President, Bob Long

1. **Minutes** – from the February 3<sup>rd</sup>, 2022, Board meeting were approved, as presented - Bob Long made motion to approve, Cheryl Spillerman seconded.

2. **Financial Reports** –

A. **Account Balances:** As follows for 1/31/22.

Oak Hill - Balance Sheet		1/31/22
<b>OPERATING FUNDS</b>		
Operating Checking	1/31/2022	\$126,049.54
CAB Money Market		\$ 24,728.27
CAB CD - .45% 1.14.22		\$ 29,488.77
		<b>\$180,266.58</b>
<b>RESERVE FUNDS</b>		
	1/31/2022	
Reserve - ICS Checking		\$ 37,504.87
Res - CIT Premium MM		\$ 11,587.36
Res - CAB CD 1.00% 11.2.22		\$ 27,691.48
Res - CAB CD 1.00% 6.17.22		\$ 27,343.09
Res - CAB CD .35% 6.18.22		\$ 27,585.71
Res - CAB CD 1.00% 4.29.22		\$ 35,472.56
Res - CAB CD .60% 9.16.22		\$ 26,027.45
Res - CAB CD 1.00% 4.5.23		\$ 26,559.39
Res - ICS Account		\$ 109,269.67
TOTAL RESERVE FUNDS		<b>\$ 329,041.58</b>

3. **Delinquency Report** – as of February 28, 2022. We received payment on most of the previously past dues. The total past due is now \$157.16.

4. **Resales** – 3 homes were sold during 2022 to date.

5. **ACC Requests** – 2 ACC Requests were submitted and approved by the board following the last meeting. One previous request will be delayed due to Contractor scheduling.

6. **Old Business** –

A. **Board Member Resignation** – Sally Cusimano resigned on February 10, 2022.

B. **308/309 Oak Hill Drain Inlet Repair** – The homeowner at 309 Oak Hill notified management and the Board that the drain inlet in front of her driveway and 308 driveway was significantly sinking. The Board approved a proposal for repair by Schlouch Paving for \$6043.96 to excavate around the inlet to determine if there is a sinkhole, repair and raise the inlet. The

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repair was completed on February 18, 2022, and the findings were that there was not a sinkhole under the inlet. Bob Long Approved, Donna Beissel Seconded

- C. **Entry Sign Light** - Three members of the Board and Management met with Gary Henne of HB Frazer on February 10, 2022, to discuss the possibility of adding lighting to the Oak Hill entry sign. Gary thought it might be as much as \$40,000 to install a light. However, it might be better for the Association to have PPL install another streetlight. We are waiting for information from Gary.
  - D. **509 Meeting** – A meeting is scheduled for 3/3/22 with the Lessee, Bob Long and Rebecca Mason to discuss recent issues.
7. **New Business** –
- A. **Filling Vacant Board Member Seat** – Discussed sending out an email blast to seek anyone interested in filling the vacant position. This person would have to run again in the upcoming election but could get acclimated in Board proceedings first.
  - B. **Schedule the Annual Meeting** – The Annual meeting at the Club House is scheduled for May 10, 2022, at 6pm.
  - C. **208 Christmas Wreath** – discussed sending a letter to have the Christmas decorations taken down.
  - D. **Spring Cleanup** – Contact Landscaper to setup Spring Cleanup and Spring Walk through.
8. **Work Orders** – None since the last meeting.
9. **2022 Action Item List** – The current list was reviewed. Added a new item pertaining to forming Committees. Included will be:
- a. Landscape/Beautification
  - b. Architectural/ Approved items
  - c. Welcoming New Homeowners
  - d. Social/Recreation
10. **Next Meeting** – Annual Meeting – May 10, 2022, 6pm at the Club House.
11. **Adjournment** – The meeting was adjourned at 6:00 pm

Respectfully submitted,

Donna Beissel