

# *Oak Hill at Spring Ridge Homeowners Association*

## **Board meeting**

**May 13, 2021**

**4:30 – Zoom Meeting**

Present: Bob Long, Donna Beissel, Merl Zodel, Sally Cusimano, Rebecca Mason, Eileen Kahn –  
(Cheryl Spillerman – Absent – Medical Issue)

### **Guests:**

**Executive Session Guest – Hal Barrow, Esquire**

**Alexandra Young – Healthy Pets Initiative**

The Zoom Meeting was called to order at 4:30 pm.

### **Executive Session – Guest Hal Barrow:**

- The Board has the power to compel a homeowner to make a repair to a structure defect causing damage to his/her neighbor's home.
- The Board has the power to fine a non-compliant homeowner that fails to make the repair.
- The Board has the right and power to make the repair and charge back the homeowner.
- If the homeowner fails to reimburse the Association, the Board has the power to take the homeowner to court for collection of the unreimbursed debit.
- The Board should notify the community of the structural defect.

Management will be drafting two letters for the attorney's review regarding structural defects that need to be corrected. The attorney will make any necessary legal revisions.

**Board Organization** – Per the Bylaws, following each Annual Meeting and Election, Board Officers need to be elected by the Board. Board Re-organization was postponed until such time that Cheryl can participate.

1. **Minutes** – Minutes from March 10, 2021 and April 21, 2021 (Annual Meeting) were approved as presented.

2. **Financial Reports** – The April 2021 financial statements will be emailed to the Board the third week of May. Attached is the Check Register 5/1/21 – 5/12/21.

**A. Account Balances:** As follows for 4/30/21.

<b>Oak Hill - Balance Sheet</b>		<b>4/30/21</b>
<b>OPERATING FUNDS</b>		
Operating Checking	4/30/2021	<b>\$93,312.19</b>
CAB Money Market		\$ 24,697.18
CAB CD - .60% 12.14.21		\$ 29,344.56
		<b>\$ 54,041.74</b>
<b>RESERVE FUNDS</b>		
	4/30/2021	
Reserve - ICS Checking		\$ 16,799.90
Res - CIT Premium MM		\$ 11,584.89
Res - CAB CD 1.00% 11.2.22		\$ 27,460.30
Res - CAB CD 1.00% 6.17.22		\$ 27,114.82
Res - CAB CD .40% 9.18.20		\$ 27,497.96
Res - CAB CD 1.00% 4.29.22		\$ 35,176.43
Res - CAB CD .60% 9.16.21		\$ 25,891.18
Res - CAB CD 1.00% 4.5.21		\$ 26,407.33
Res - ICS Account		\$ 109,132.41
<b>TOTAL RESERVE FUNDS</b>		<b>\$ 307,065.22</b>

3. **Delinquency Report** – Discussed violations at various locations.
4. **Resales** – Two Resales since last meeting.
5. **ACC Requests** –Approved the following:
  - 404 – Replace roof, gutters, downspouts
  - 116 – Install Awning
  - 315 – Defrosters placed in spouting over garage
  - 410 – Place edging around the patio
  - 402 – Replace rear patio door
  - 404 – Landscaping by Edwards
  - 419 – Replace roof damaged by windstorm
  - 510 – replace deck with composite decking
  - 503 – Replace leaking bedroom window
  - 313 – Replace 6 kitchen windows and 2-bedroom windows
  - 520 – Repair garage

**Exterior Specification:**

1. Approved Brick Façade to Glen-Gery, Type “Thin Brick” , Color “Brown” as the Community Standard. To be added to Specification list.
2. Approved Composite Deck Color of AZEK Style Harvest Collection - Color “Brownstone” to replace Autumn Chestnut, which has been discontinued.

**6. Old Business**

**A. Spring Inspection** – Additional Landscape Proposal has been approved. However, it may be too late to do plantings at this time. If so, removals to take place now and new plantings to occur in the fall.

**B. Feral Cat Update:**

**Guest – Alexandra Young – Healthy Pets Initiative:**

- a. Four cats were neutered in the last round of the Trap Neuter Release program @ \$15 each due to a grant from the Animal Rescue League.
- b. Homeowners are urged to not feed the cats, so that they will be more likely to go into the traps when traps are placed in the community.
- c. Alexandra educated us on how quickly young female cats can get pregnant and how soon they can get pregnant again after having kittens.
- d. She urges us to send out a letter communicating that the HOA is on board with the “Humane side” of trapping and neutering. To explain that we need to be consistent in our approach, even involving nearby communities, if possible.
- e. Bob suggested a summer meeting to discuss our Cat Policy and Procedures with interested Homeowners.

**8. New Business**

**A. Homeowner Landscaping Request for Reimbursement:**

- a. Discussed and approved a Homeowner’s request for reimbursement for plants and bushes removed by Edwards over 2 years ago and not replaced. Homeowner purchased and planted replacements.
- b. Going forward we suggest a Plant Replacement Policy to request that Homeowners submit requests by March 1<sup>st</sup> & September 1<sup>st</sup>. The board will either approve at the HOA’s expense or disapprove. If disapproved the Homeowner has the option of having the plants replaced at their own expense.
- c. If an existing plant dies, the replacement should be a similar plant at HOA cost. But if Homeowner wants something different then at the Homeowners expense.

**B. Propane Fire Pit Issue:**

- a. The 7<sup>th</sup> Amendment to the Rules and Regulations state “Tiki torches, fire pits and chimineas are banned from use on decks, patios, porches or anywhere in the community.”
- b. After Management reached out to the Township of Spring Deputy Fire Marshal Troy Hatt, the Board decided to uphold not approving fire pits due to the 15’ requirement by the township. The manufacturer’s recommendation is not being considered as the township overrides.

**C. Deadlines for Maintenance Repairs -**

- a. The Board discussed setting a 45 Day deadline to make any required repairs.
- b. If a Homeowner cannot make the required repairs due to contractor scheduling, they should write back with their expectations.

**D. Drainage Issues**

- a. Voted to approve Bogia Engineering to review the Community Drainage issues and provide their opinion to make corrections.

**E. Wooden Posts** - Voted to get a quote from Edwards Landscaping to remove and not replace the existing wooden posts throughout the community.

**9. Work Orders –**

- a. 410 - Cut off and remove the portion of the tree behind the home that is broken and hanging over Oak Hill's land - Edwards Landscaping
- b. 110 – Repair the plumbing vent pipe in the grass in front of unit - M&M Mechanical LLC

**10. Community Meeting** - to discuss Cat Policy and Procedures – June 17, 2021 (Tentative)

**11. Adjournment** – The meeting was adjourned at 6:50 pm

Respectfully submitted,  
Donna Beissel