

Okehocking Hills Civic Association
Board Meeting Minutes
December 6, 2017, 8:30PM
Minquas Circle

1) Introduction

- a) Mark Wise opened the meeting at 8:30PM. In attendance were Mark Wise, Eric Asalone, Steve Brook and Annie Thorne.

2) Year-End Audit

- a) The By-Laws require the Association to have a yearly audit by a CPA. The Board solicited volunteers from the neighborhood but no offers were received.
- b) Eric gave his CPA the 2016 records and year-to-date records for 2017. He will wait until the end of the year to send the remainder of 2017. Price for the audit is yet to be determined, but is estimated to be around \$50.

3) Landscaping

- a) Retention Basin
 - i) At the General Meeting on 10/19, Pearl Zucca raised a concern over the condition of the retention basin on Nicole Drive. Pine branches are low and the area all the way around the basin should be cleared of debris.
 - ii) The Board agreed that Association-owned land should be maintained to a limited extent to ensure that the neighborhood looks nice.
 - iii) The Board set plans to meet for a walk-thru of all three basins at 11AM on Saturday, 12/9.
- b) Rebid Mowing Contract in March – the Board agreed to hold off on the mowing contract until March.

4) Security - Alternate camera options

- a) A few alternate ideas were discussed at the meeting, including a game camera for use as deterrents. The Board will investigate these options further.
- b) The board voted and agreed to source a small “security camera in use” type sign and install it on the Association-owned land by the signs at the entrance to the neighborhood.

5) Speeding

- a) Increasing Public Awareness – no anonymous complaints received thus far
- b) Signage
 - i) Township Installed Signs
 - (1) Slow Street Signs
 - (a) Following the 10/19 General Meeting the Board requested that the Township consider installing two “Slow – Children at Play” signs in the neighborhood. The Township asked if the Association would be willing to pay for the installation and maintenance of these signs at a cost of approximately \$100 per sign.
 - (b) The Board voted (3-1) and decided that the Association will not reimburse the township for two signs at this time.

- (c) Annie will reach out to the township on 12/7 and let them know that we do not feel that the cost of the signs should be our responsibility since they are on township-owned and maintained streets.
- (2) Speed Limit Signs
 - (a) The Board discussed the speed limit in the neighborhood and explored the idea of asking the Township to change it to 20MPH.
 - (b) At this time we do not know how many speed limit signs are in the neighborhood. If there are not enough signs, we could ask the Township to add more signs.
- (3) Radar Speed Sign
 - (a) Following the 10/19 General Meeting the Board requested that the Township install a temporary radar speed sign in the neighborhood. This sign was installed on Beverly Lane on December 6th and the Township expects that it will remain in the neighborhood for approximately 1 month before being rotated to other streets in the Township.
- ii) Association Installed / Funded Signs
 - (1) Yellow Man (“Kid Alert”)
 - (a) The Board voted and agreed to purchase one Kid Alert at an approximate cost of \$30. Mark will purchase this on Amazon and the Association will reimburse him.
 - (b) Once the Kid Alert is received, the Board will share a message on Facebook asking who wants the Kid Alert in their front yards for a 3-4 week period.
 - (2) Temporarily/Removable Yard Signs: This topic will be discussed in the spring.
 - (3) Bumper Stickers: The Board discussed the “Slow Down in Willistown” bumper stickers that have been distributed in Willistown Township.
- c) Increased Enforcement
 - i) The Civic Association owns the land between 1090 and 1060 Beverly Drive as well as some property on Nicole Drive. Annie will reach out to PSP and see if a Trooper could potentially park in these common areas.

6) Trash Collection

- a) The Board will follow up with local trash collectors to get the exact rates, minimum number of homes required, and contract terms. The Board will then share this information with the neighborhood to gauge interest.
- i) Eric will contact Suburban. Mark will contact Waste Management and J&K

7) Social Events

- a) Association Funding for bonfire – this discussion will be held at a later date.
- b) Other upcoming events in need of volunteers (Christmas Tree Burning, Spring Picnic)
 - i) Mark will contact the Fire Department about the Christmas tree bonfire.

8) Violations of Association Covenants and Restrictions

- a) Following the 10/19 General Meeting, the Board let homeowners know that they could contact the Board privately with any concerns about specific violations of the Covenants that are easily visible from the street.

- b) It is not the intent of the Board to seek out violations. Instead, we are here to facilitate communication and awareness of the Covenants. If a violation cannot be seen from the street, the issue will need to be resolved between homeowners.
- c) Two formal complaints have been received. One was anonymously shared on facebook and the Board will take steps to resolve the second complaint privately.

9) By-Laws and Covenants

- a) Steve Brook is in the process of tracking down the officially filed versions of the Association By-Laws and Covenants.
 - i) By-Laws: Originally dated 1981 with a revision dated 1993. Steve will find out if the 1993 revision was filed with the county. If it was not filed, he'll look into what we need to do to file them.
 - ii) Covenants: Originally dated 1981. There are no revisions of this document to the best of our knowledge. Steve will email Annie a cleaner scanned copy of the Covenants for the web site.

10) Adjournment