

Okehocking Hills Civic Association

Board Meeting Minutes

October 7, 2021, 8:00PM

Beverly Lane

In attendance were Mark Wise, Leslie Petruzzi, Roe Mizas, Annie Thorne and Brian Mackrides

1) Bonfire – October 9th

- a) Leslie gave an update on the planning for Saturday's bonfire including food truck cancellation, musicians/tips, electric and Mister Softee.
- b) Association contributions to bonfire:
 - i) \$443.44 on topsoil, seed, fencing, rebar and safety caps.
 - ii) \$210.94 on porta-potty
 - iii) ? for generator gas reimbursement

2) Retain Vince Mancini - Covenants

- a) The Board unanimously agreed to retain Mancini & Kodumal, PLLC to assist with revising the Covenants and Restrictions at a rate of \$335 per hour.
- b) Initial retainer fee of \$1000 will cover preliminary review and discussion. Board will advise Mr. Mancini if the Association wishes to proceed with a formal redraft of Covenants and By-Laws after preliminary review.
- c) *Update: Signed Agreement was emailed and mailed to Mancini's law office on 10/8. Asked roughly when we should expect to hear back with preliminary findings.*

3) Landscaping

- a) New Committee
 - i) Roe Mizas and Carolyn Wise will discuss/determine chair or co-chair.
 - ii) Committee will be formally announced at Annual Meeting. Interested neighbors should reach out to chair(s).
 - iii) Committee will create a budget and list of responsibilities/goals, e.g.:
 - (1) Seasonal planting of front entrance beds
 - (2) Quotes on overhaul of front entrance beds (possible tree removal)
 - (3) Quotes on replacement of front entrance signs
 - (4) Regular maintenance of water retention basins
- b) The Board agreed to budget \$650 (*Update: \$620*) for Mike Turchiarolo to install 45 mums at the entrance. Mums are expected to be installed no later than 10/16.

4) Social/Entertainment/Outreach

- a) New Committee
 - i) Leslie Petruzzi will chair.
 - ii) Committee will be formally announced at Annual Meeting. Interested neighbors should contact Leslie.
 - iii) Committee will create a list of goals and budget.
- b) Possible Social Events:

- (1) Easter Egg Hunt
- (2) Camp Out Night
- (3) Food Truck Night
- (4) Bonfire

5) Covenants Committee:

- a) The Board agreed not to create a Covenants committee at this point. Neighbor input was previously received in 2019 and will again be solicited via survey after initial Mancini feedback.

6) Preliminary Review of Budget & Treasurer's Report

- a) See *Updated* Treasurer's Report; attached.
- i) Typically have \$8k income and \$6k expenses. This year projected expenses exceed income due to several one-time costs:
 - (1) Actual expenses are higher than usual due to renewing the Covenants and renewing non-profit registration with PA.
 - (2) Pending and projected expenses are estimated to be an additional ~\$3k, primarily due to landscaping and legal fees related to revising the Covenants.

7) Traffic Calming

- a) Recapped past efforts and discussed new possibilities such as detachable speed bumps or painted warnings on the roads.
- b) Next Steps
 - i) Township:
 - (1) Contact the new manager to ask how the township wants us to approach this issue. (Annie)
 - (2) Request that the township reinstall radar speed sign (Annie 10/6)
 - ii) State Police:
 - (1) Request that a trooper occasionally sit in the bonfire lot or on Nicole, Tomahawk, or Minquas to slow speeding cars. (Annie)
 - (2) *Update: Trooper Greene is no longer at Media Barracks. Left a VM for Trooper Naab, the new community outreach officer, but apparently Tpr Naab has not yet started in that position yet so not sure when we'll hear back...*
 - iii) HOA:
 - (1) The Civic Association can now post directly in the neighborhood Facebook group, making it easier to anonymously share vehicle descriptions.

8) Adjournment

Respectfully submitted,

Annie Thorne, Secretary

OKEHOCKING HILLS CIVIC ASSOCIATION

Post Office Box 222 • Gradyville, PA 19039

www.okehockinghills.com

TREASURER'S REPORT (Rolling 12 months 10/01/20 to 09/30/21)

Account Balance:

Total (10/01/20)	\$ 17,618.28
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Income:

Association Dues	\$ 7,800.00*
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Expenses:

Landscaping	\$ 5,317.83
Update Covenants	941.58
Insurance	650.00
Admin/Misc	193.45
Postal	147.00
Registrations	88.00

Total Expenses	<u>(\$ 7,337.86)</u>
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Account Balance:

Total (09/30/21)	\$ 18,080.42
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* Dues owed = \$344.38

NOTES:

Landscaping =	72% of Expenses
Covenants =	13% of Expenses
Insurance =	10% of Expenses
Dues Delinquency =	1 Household

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TREASURER'S REPORT (Year-to-date 01/01/21 to 10/01/21)

Account Balance:

Total (01/01/21)	\$ 16,319.79
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Income:

Association Dues	\$ 7,800.00*
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Expenses:

Landscaping	\$ 4,035.23
Update Covenants	941.58
Insurance	650.00
Admin/Misc	177.56
Postal	147.00
Registrations	88.00

Total Expenses.....	<u>(\$ 6,039.41)</u>
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Account Balance:

Total (09/30/21)	\$ 18,080.42
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Pending Expenses:

Landscaping (September)	\$ 408.10
Landscaping (Tree Removal)	250.00
Miscellaneous (Bonfire)	250.00
Total Pending Expenses	<u>(\$ 908.10)</u>

Projected Expenses:

Landscaping (October through December)	\$ 500.00
Landscaping (Entrance beds)	650.00
Legal (HOA Docs -Covenants)	1,000.00
Total Projected Expenses	<u>(\$ 2,150.00)</u>

* Dues owed = \$344.38

NOTES:

Landscaping = 67% of Expenses

Covenants = 16% of Expenses

Insurance = 11% of Expenses

Dues Delinquency = 1 Household