

Okehocking Hills Civic Association

Board Meeting Minutes

April 7, 2022, 7:30PM

Minquas Drive

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

1) Landscaping Committee Update

- a) Mowing (*Brian Mackrides*)
 - i) Began this week. No change to the price per cut for 2022.
- b) Front Entrance (*Roe Mizas*)
 - i) Birch Tree on west side of neighborhood entrance
 - (1) The birch tree is messy and causes too much shade, preventing sunlight and water from reaching the plantings on that side.
 - (2) The Board approved the removal and stump grinding of the birch tree at a cost not to exceed \$1,650. One more outstanding quote will be reviewed before a contractor is selected.
 - (3) Tree to be removed within the next 30 days. If there are any concerns or alternate suggestions reach out ASAP to Landscaping Committee: okhills.hoa@gmail.com.
 - ii) The Board approved the planting of spring annuals, to be installed by Memorial Day.
 - iii) Overhaul of signs and plantings:
 - (1) Signage: The Committee will be proposing options for the replacement of the signs due to their age and condition.
 - (a) Committee will solicit input from residents before down selecting to 3-4 options to present to the Board and residents for a final vote.
 - (b) Stone theme, potentially integrating existing post and rail fence
 - (c) May reduce to one sign instead of two for budgetary reasons
 - (d) Should start sharing pictures of stone signs online and in the area now
 - (2) Plantings
 - (a) Waiting for proposals from two companies
 - (b) May include removal of all arborvitae and planting of new evergreens
 - (3) The Board approved the following timeline for the final overhaul of the entrance, including hardscaping and landscaping:
 - (a) April Committee Chairs to share overall project goals with residents, request input, and recruit more Committee members.
 - (b) June 1 Committee presents proposals to Board
 - (c) July 1 Board decision
 - (d) October 1 Installation (tentative)

2) Appointment of Officers

- a) President: Mark Wise
- b) Vice Presidents: Roe Mizas, Leslie Petruzzi
- c) Treasurer: Brian Mackrides
- d) Secretary: Annie Thorne

3) Covenants Revision Update

- a) Top-level review of Vince Mancini feedback from 4/5/22
- b) Next Step: Create a survey to gauge resident interest before proceeding further.
 - i) 67% of homeowners must vote to make changes; this survey will tell us if enough residents are interested.
 - ii) Draft of language discussed is as follows; exact language to be discussed and agreed upon by the Board prior to survey distribution.

In 2021 a majority of residents voted to renew the *Covenants and Restrictions*. At the advice of legal counsel, this renewal included only minor clarifications and corrections. The urgent issue was to renew the document before expiration.

After the *Covenants* were safely renewed, the Board voted to proceed to further update the document, this time exploring more significant changes such as adding the ability to enforce existing restrictions.

The HOA has spent approximately \$1500 in legal fees on the current effort to update the *Covenants*. Our lawyer estimates bringing the project to a conclusion will cost an additional \$3000-\$5000. Before additional fees are incurred, we would like resident feedback to help guide our next steps.

Note: This is a non-binding, informal survey. This is not a vote. You are only sharing your opinion regarding the potential scope of the project before the lawyer spends time researching these options further. Any new clauses will be presented to residents for discussion prior to a vote.

Please choose one:

(1) The HOA should seek to do only the bare minimum to bring the *Covenants* into compliance with the Pennsylvania Uniform Planned Community Act (UPCA) and to amend the *Covenants* to run perpetually.

This will make our governing documents legally sound, eliminate the need for renewal every 10 years AND prevent a possible lapse in renewal which would have significant tax and legal implications for all residents.

(2) The HOA should seek to accomplish the tasks outlined above in (1), PLUS implement limited, positive changes such as giving the Board the power to enforce the existing restrictions.

All potential changes will be advertised and discussed prior to a vote.

**(3) The HOA should seek to accomplish the tasks outlined above in (1) and (2),
PLUS consider adding new restrictions.**

For example, new restrictions could address owners' obligations to cut grass, weeds and remove dead limbs from trees. All potential additions will be advertised and discussed prior to a vote.

- iii) The Board will consider resident responses and determine the path forward.

4) Social/Events Committee Update (*Leslie Petruzzi*)

- a) Egg Hunt recap
 - i) Great attendance despite the weather.
 - ii) Cupcake truck was a hit. Cash purchases with no fee for the neighborhood.
- b) Budget Discussion
 - i) Food trucks are popular, but typically require a deposit or fee in advance. This makes it difficult for individual volunteers to coordinate without any funding.
 - ii) The Board will consider allotting funds to social events on a case-by-case basis, assuring funds are spent solely for the good of the Association, i.e., promoting activities to further social well-being of neighbors and Members
 - (1) The Committee can use online surveys to demonstrate resident support for an event or funding request.
 - (2) Certain expenses, such as a porta-potty for the bonfire, may be approved at the discretion of the Board.
 - iii) For events such as the holiday dinner that may require a deposit in advance, the Committee may consider selling "tickets" that will enable residents to pay in advance. A portion of each ticket could be nonrefundable to protect the individual organizer from being left on the hook financially for last minute no-shows.
- c) Upcoming events
 - i) Possibly a summer kick off/end of school year bash or a camp out night.

5) Open Space Committee Update (Annie Thorne, Brian Mackrides)

a) Background

- i) The Board of Directors is responsible for maintaining and regulating the Association-owned open space. Every homeowner in Okehocking Hills has a right to access the open space.
- ii) In February 2022 residents contacted the Board, proposing to increase resident access to and enjoyment of the common open space by laying out a dirt trail. The Board unanimously agreed to allow the Committee to form.
- iii) An Open Space page was added to the Association site with information about the open space and project goals. This page includes a contact form residents can use to get involved or submit an optional note to the Committee. A link to this page was shared with residents via email and Facebook on March 6.

b) Facebook Complaints

- i) Discussion of (3) complaints, recap of Committee formation and review of relevant sections of *Covenants and Restrictions* and *By-Laws*.
- ii) Mark will draft a response from the HOA to post on Facebook.
- iii) Annie will update the Open Space page to include a FAQ section that addresses mapping/private property, liability, and ways to submit feedback.

c) Trail Clearing (4/10/22 1-4PM)

6) Other Business

a) Complaints re: Covenants Violations

- i) Fence and construction equipment
 - (1) Consult with the Township first to determine if homeowner is in violation of Township ordinances.
- ii) Garden and unfinished fence
 - (1) Draft a follow up communication to homeowner requesting an update on timeline to bring property into compliance.

7) Adjournment