

Okehocking Hills Civic Association

Board Meeting Minutes

March 1, 2023, 8:30PM

Zoom

1) Introduction

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

2) Treasurer's Report (*see attached*)

- a) Brian explained that spending is typically quiet from January-June, then we start spending in June through the end of the year, primarily due to landscaping costs.
- b) A typical year includes roughly:
 - i) \$8000 in income (dues)
 - ii) \$6500 in landscaping costs
 - iii) \$1500-2000 in "special expenditures." In recent years these expenditures have been basin cleanups, legal fees, and tree expenses
- c) The Association currently has \$14,650 in the bank. When we think about new spending, we should always keep at minimum \$4,000 in the account.

3) Landscaping Committee Update

- a) Mowing:
 - i) Starts in April
 - ii) Turchiarolo's price is the same as last year
- b) Front Entrance Overhaul
 - i) At the general Association meeting in October, we discussed the upcoming need to replace the two entrance signs which are rotting and in disrepair. The Landscape Committee requested proposals from several landscape/hardscape companies and presented the proposals received to the Board.
 - ii) Reviewed 3 proposals and 2 quotes from 2022 for an overhaul of signs and plantings. Prices are very high; need to get a price for replacing the signs with similar signs (as opposed to stone or synthetic stone) before proceeding further.
 - (1) Once additional proposals are received, the Board will survey the Association to determine the majority's opinion on cost, payment (within dues revenue or Special Assessment) and design options, before fine-tuning for a final cost estimate and installation.
 - iii) Roe will communicate next steps to the Landscaping Committee:
 - (1) Get quote(s) for replacing signs with similar style wooden (or synthetic wood) signs (expected to be significantly less expensive than proposals received so far).

(2) Proceed with spring flowers/plantings for 2023 since the sign plan will not be decided on before then

4) Covenants Revision Update

- a) The Board issued a survey in late 2022 requesting homeowners' input on the *Covenants* revision process. Results were received from 46 of the 59 households:
 - i) Option 1: 22 votes (= 46 total votes since options 2 and 3 incorporate option 1)
 - ii) Option 2: 13 votes (= 24 total votes since option 3 incorporates option 2)
 - iii) Option 3: 10 votes (= 10 total votes)
 - iv) (1 household vote for Option 1 and 2 (spouses voted differently))
 - v) No response from 13 homeowners
- b) **Annie made a motion to proceed with Option 1: 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. Roe seconded the motion and it passed unanimously.**
- c) Next Steps:
 - i) Annie will contact Vince Mancini to let him know how we wish to proceed and discuss the cost, scope, and timeframe. The Association will send a follow-up letter after this call memorializing our understanding of the cost, scope, and timeframe.
 - ii) Leslie will draft a communication to the neighborhood to provide a project update.

5) Social/Events Committee Update

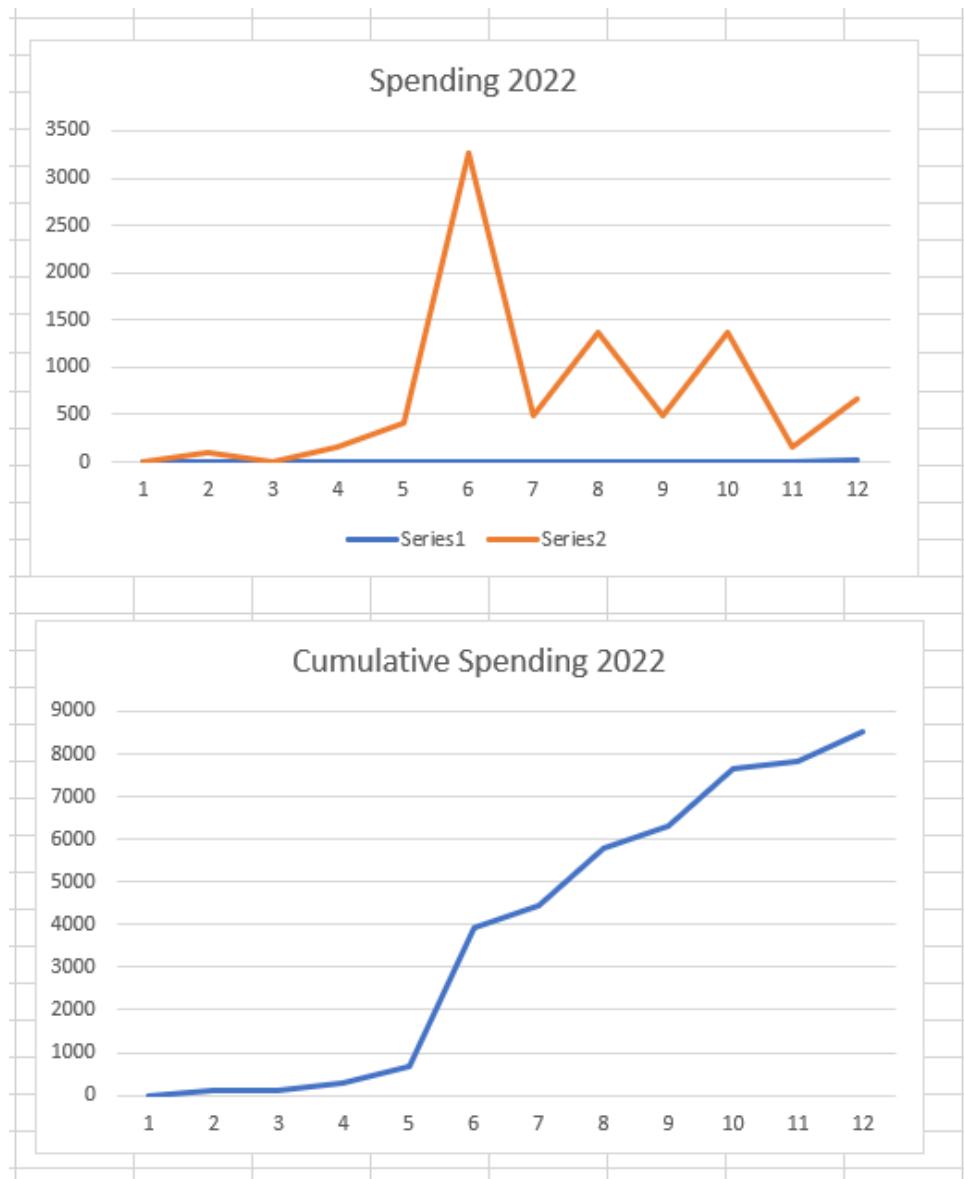
- a) Egg Hunt on March 26th. Event starts at 3:30PM. Dia Doce cupcake truck will be there from 4-5 or until the cupcakes run out. (Bring cash.)

6) Other Business

- a) 2023 Annual Dues Assessment
 - i) Dues have been \$150/year since 2015 while the regular expenses (mainly landscape and insurance) have continued to increase. Discussed increasing dues by 10% to account for rising costs of regular expenditures and expected continued increases.
 - ii) **Roe made a motion to increase the Annual Dues Assessment by 10% for 2023, from \$150 per household to \$165 per household. Brian seconded the motion and it passed unanimously.**

7) Adjournment

HOA SPENDING 2022



1	0
2	100
3	0
4	164.3
5	408.1
6	3256.2
7	498.2
8	1374.8
9	498.2
10	1364.1
11	164.97
12	673.1
Total	8501.97

Includes Legal Fees = \$2088