

Okehocking Hills Civic Association

Board Meeting Minutes

August 13, 2023, 7:30PM

Beverly Lane

1) Introduction

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

2) Landscaping Committee Update

- a) Front Entrance Signs
 - i) Reviewed and discussed proposals provided by Landscaping Committee
 - ii) Drafted neighborhood feedback survey:

Entrance Signs Feedback Survey

A call for a Landscape Committee of homeowners was made in 2022. The committee, made up of neighbors who volunteered, was asked to seek proposals to design and install upgraded entrance area to the neighborhood that included landscaping and the replacement of signage. The first phase of this project is the update to the current signage, in keeping with the established feel of the neighborhood. Multiple proposals have been received from responsible bidders.

Before proceeding, the Board is soliciting feedback from homeowners regarding the general design of the signs and financial scope of the project. This is not a vote. Your feedback will be used by the Committee to gauge homeowner interest in a few design options and costs associated with those designs. The survey feedback will be used by the Committee to provide their final proposal to the Board for funding approval.

Please complete this survey no later than <2 weeks from survey date> if you'd like to provide input.

BUDGET: Up to \$10,000 can be expended on this project using budgeted funds with no extra cost to homeowners. If the cost of a sign project exceeds this budgeted amount, a one-time special assessment will be charged to all homeowners.

As a rough guideline, for every \$1,000 spent on the signs that exceeds the budgeted amount, a special assessment of approximately \$20 per household will be charged. (e.g., if the new signs costs \$13,000, every property will be assessed \$60.)

Survey: What sign style and budget do you prefer?

*Please note, both old signs will be removed. Pictures below are style examples and not exact designs.
Designs will be finalized once feedback is obtained.*

- One stone faced wall with sign affixed – one side of street only (approx. \$9,200)
- Two stone faced walls with signs affixed – one on each side of street (approx. \$18,400)

- One stone faced column with sign affixed – one side of street only (approx. \$6,800)
- Two stone faced columns with signs affixed – one on each side of street (approx. \$13,600)



I do not want an update to the entrance area and wish to replace current signage, as-is.

- One sign should be installed on one side of street only (approx. \$4,000)
- Two signs should be installed, one on each side of street (approx. \$8,000)

Thank you for providing feedback!

If you would like to join the Landscaping Committee, please reach out to Roe Mizas, rmizas@gol.com

- iii) Once feedback is received, Board will reconvene and decide how to proceed.
- b) Tree Down in HOA-owned basin; Annie will contact Bates for estimate.

3) Upcoming Event Dates

- a) Bonfire
 - i) Leslie will post a FB survey to gauge interest in 10/7, 10/21 or 11/4
 - ii) Annie will ask neighbors if we can use electric and will coordinate porta potty
- b) Annual Meeting & Election (Mark, Brian, Annie)
 - i) Thursday, November 16 at 7:30 PM via Zoom

4) Covenants Revision Update

- a) Based on neighborhood survey results, on 3/1/23 the Board decided 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.
- b) The Board agreed to provide the following to Vince Mancini:
 - i) Current Covenants and By-Laws in MS Word format
 - ii) A marked-up copy of Vince's 4/5/22 Review Letter with the exact changes we want clearly identified, noting that, wherever possible, our revised document should simply reference the UPCA rather than incorporating specific details of the UPCA. (So when the UPCA changes, our document also changes and remains up to date.)
 - iii) A request for a "not to exceed" cost to bring the project to completion, noting that the project now appears to be mostly clerical in nature.

5) Adjournment