

## **Okehocking Hills Civic Association General Meeting and Election**

November 16, 2023, 7:30PM  
Zoom Video Conference

### **1) Introduction**

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

### **2) Elections for Civic Association Board**

- a) Three nominations were received for the three open Board positions. Board members serve 2-year terms.
- b) Annie Thorne presented the election results:
  - i) Emailed votes were received from 21 households between November 10-15.
  - ii) Votes from 4 additional households were received at the Annual meeting.
- c) Final Vote Tally:
  - i) Brian Mackrides – 24
  - ii) Annie Thorne – 24
  - iii) Mark Wise – 23

### **3) Budget and Financial Update**

- a) Treasurer: Brian Mackrides
- b) See Treasurer's Report appended to these minutes.
- c) Comment: Steve Brook requested more transparency regarding the fact that Board members do not pay dues (per a vote in 2016). It was suggested this be noted in future Treasurer's Reports by identifying how many households the Association's income comes from.

### **4) Covenants and Restrictions Update**

- a) Based on neighborhood survey results, on 3/1/23 the Board voted 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) Mark shared that the Board is still in discussion with legal counsel and waiting for final "not to exceed" estimate of hours/cost to bring project to completion now that the bulk of the work has been completed and the project now appears to be mostly clerical in nature.

## 5) Landscaping Committee Update

- a) Co-chairs: Roe Mizas & Carolyn Wise
- b) Entrance Sign Upgrade
  - i) Volunteer Landscaping Committee has worked hard to seek proposals to design and upgrade the entrance of the neighborhood. 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.
  - ii) Board is soliciting neighborhood feedback via Sign Survey open until November 24
  - iii) Before proceeding, the Board is soliciting feedback from homeowners regarding the general design of the signs and financial scope of the project via a Survey which closes November 24. Approximately 24 households have already responded to the survey.
- iv) Next Steps:
  - (1) [A reminder will go out about the survey next week.](#)
  - (2) Once the survey closes, the Board and Landscaping Committee will review results together and make a decision.
    - (a) Joint meeting via Zoom on a weeknight after 7:30 PM between 11/24 and 12/24; [Annie will send out a “doodle” to schedule.](#)
    - (3) Committee will go back to vendor with more precise instructions and get the project completely spec'd and priced out.
    - (4) If project comes in within \$10k budget, move forward ASAP.

### c) Cleanup and Maintenance of Nicole Basin

- i) Brian reported that earlier in the year Turchiarolo agreed to look at the basin around this time of year. Brian will follow up:
  - (1) Inspect the basin with Turchiarolo to discuss trimming pines and taking vegetation out.
  - (2) Ask Turchiarolo to set a schedule to hit the basin 3-5 times per summer and include this in his annual pricing.
- ii) Steve Brook offered to reach out to Neff Construction, the township's contractor, to see if he could do the work. Steve will follow up with Roe.

## 6) Events Committee Update

- a) Chair: Leslie Petruzzi
- b) Bonfire Recap
  - i) Great event plus Phillies and big screen
  - ii) Nick offered to move the logs at the bonfire site back into the woods.
- c) Holiday Dinner
  - i) 6 PM Thursday, November 30<sup>th</sup> at Spasso
  - ii) Will include a 50/50, prizes and Mark's birthday!
  - iii) RSVPs due 11/19; payment required with RSVP.
  - iv) [Leslie will draft an email with details for neighbors not on Facebook.](#)

## 7) Open Discussion

- a) Speeding Cars
  - i) **Solicit neighbors to become part of a speeding cars committee.**
  - ii) Committee can work to explore and/or implement a variety of solutions, including:
    - (1) Regular reminders to neighbors via email and Facebook:
      - (a) Raise awareness of children, dogs and deer on the roads
      - (b) Request parents talk with their kids about the dangers of speeding
      - (c) *Possibly*, have the Board identify specific speeding cars
    - (2) Educational diagram of which sides of the road to safely walk, run, or bike on
    - (3) Signage placed or rotated strategically around the neighborhood
    - (4) Creative Ideas: paint on roadways, make roadway appear smaller/narrower
    - (5) Township coordination for radar signs and proposed changes/markings on roads
    - (6) PA State Police coordination to increase patrols/presence in the neighborhood

## 8) Adjournment

Respectfully submitted,

Annie Thorne, Secretary

# OKEHOCKING HILLS CIVIC ASSOCIATION

Post Office Box 222 • Gradyville, PA 19039

[www.okehockinghills.com](http://www.okehockinghills.com)

## TREASURER'S REPORT (Rolling 12 months 10/01/22 to 09/30/23)

### Account Balance:

Total (10/01/21) .....	\$ 17,466.52
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### Income:

Association Dues .....	\$ 8,662.50
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### Expenses:

Landscaping .....	\$ 5,668.80
Insurance .....	753.00
Admin/Misc.....	193.56
Postal .....	114.00
Domain Registration.....	19.00

Total Expenses .....	<u>(\$ 6,748.36)</u>
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### Account Balance:

Total (09/30/22) .....	\$ 19,380.66
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### NOTES:

Landscaping = 84% of Expenses  
Insurance = 11% of Expenses  
Dues Delinquency = 1 Household

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## TREASURER'S REPORT (Year-to-date 01/01/23 to 10/01/23)

### Account Balance:

Total (01/01/22) .....	\$ 15,439.25
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### Income:

Association Dues .....	\$ 8,662.50
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### Expenses:

Landscaping .....	\$ 3,806.50
Insurance .....	753.00
Admin/Misc.....	28.59
Postal .....	114.00
Domain Registration.....	19.00

Total Expenses.....	<u>(\$ 4,721.09)</u>
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### Account Balance:

Total (09/30/22) .....	\$ 19,380.66
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### Pending Expenses:

Landscaping (July-August-September) .....	\$ 1306.30
Legal (Covenants) .....	1221.93
Total Pending Expenses .....	<u>(\$ 2,528.23)</u>

### Projected Expenses (October through December):

Landscaping .....	\$ 800.00
Miscellaneous (Bonfire) .....	165.00
Legal (HOA Docs -Covenants) .....	1000.00

Total Projected Expenses .....	<u>(\$ 1,965.00)</u>
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#### NOTES:

Landscaping = 81% of Expenses

Insurance = 16% of Expenses

Dues Delinquency = 1 Household