

OAKWOOD MANOR HOMEOWNER'S ASSOCIATION  
MINUTES OF OCTOBER 27, 2009 MEETING

The meeting was called to order at 7:00 p.m. President Lavezzo asked for a moment of silence to honor our military.

The roll was called. Nine (9) members were present.

A motion was made by Bill Laymon to waive the reading of the October 20, 2009 meeting, second by Nancy Kraus. Motion passed unanimously and the minutes were accepted with no corrections.

Frank Dawes - no treasures report.

John Lavezzo reported that he had a question from a resident regarding the increased maintenance fee and explained that the board has a responsibility to set fee so as to meet expenses of Oakwood Manor. He explained Evelyn Ashbaugh's position on the Acorn. Evelyn will continue to oversee the door-to-door delivery of the Acorn, but has asked to be relieved of the mail-out portion.

Bill Laymon, Vice President, said that Jewell has been having meetings with employees regarding any of their concerns.

Frank Dawes, Treasurer - no report.

Howard Orth, Assistant Treasurer - no report.

Charlotte Akers, Secretary - Requested a few volunteers to assist with the hand-out/mail-out of November 3. Also, those planning to be a candidate for Board of Directors need to have their Intent Form into the office by December 4 by 4:00 p.m. They also are to turn in a candidate sheet/resume. Turning them in together would be helpful in order to get them copied and mailed by the December 18 deadline.

Nancy Kraus, Real Estate - no report.

Lois Charen, Social Committee - Successful summer with many events. One social committee meeting was held. A committee was formed to research replacing or repairing the kitchen cabinets. They requested and received new blinds over the bulletin board but are not happy with them. Would like the problem corrected. The resident phone books will be available Thursday at Bingo and Saturday at Breakfast club. For Flu and Pneumonia Vaccines, check the bulletin board.

Dick Potts - Grounds and Maintenance - Thanked the Board for all their work. Announced that Dean Williams, Maintenance Supervisor, is resigning as of November 6. He has done a tremendous job for our park and we wish him well.

Bill Leonhard - no report.

Jewell Riggs, Manager - Jewell read a list of the many, many projects completed in the park during the summer.

#### OLD BUSINESS

Proposed budget for 2010 - John asked for any changes or discussion of the budget from the board. Frank said that there have been no changes to the proposed budget. Sharon Rump questioned if the kitchen cabinets have been considered in this budget. Frank explained it would be replacement of an asset and does not come under this budget. John moved to accept the proposed budget, Bill Laymon second. The proposed budget was passed.

Rewiring of fans in clubhouse - John explained the present wiring of the fans. Lois requested that the fans be rewired so that they are not all on at one time. John explained that for \$200 and using two maintenance men two days they could be rewired. Dick Potts read an e-mail from Bob Williams suggesting adding pull chains to fans so they could be controlled individually. Dick Potts made motion to install pull chains, Bill Leonhard seconded. A vote was taken with 6 for the pull chains and 3 against. The motion passed.

#### NEW BUSINESS

Limitation of ads in Acorn - Sharon Rump spoke regarding the amount of ads in the Acorn and how much room they are taking up. She would like to limit the amount of ads. After much discussion, a motion was made to not limit the ads. The vote was 7 to not limit, 2 to limit. The motion was passed to not limit the ads.

Repair or replace maintenance truck - The truck has \$30,000 miles. Needs ABS system replacement and air conditioner repair at an estimated cost of \$2000.00. Cost of new truck \$17,000. Dick Potts recommended having the truck repaired. All were in favor.

Exception to 30-day rule for guests due to economic situation - John explained that during this year we have had a couple of people requesting exception to 30-day rule due to economic situations. Dick Potts explained that there are times when we need to be understanding as long as the guest is not causing problems. Lois requested that the rule not be abused.

Frank motioned for adjournment, Bill Laymon seconded.

Respectfully submitted,

Charlotte Akers, Secretary