

OIE HOA Monthly Board Meeting

Wednesday 07 Jan 2026

Board Members: George Bibikos, Kelly Hoover, Erin Stahlnecker, Trevor Davis

Agenda:

- Quorum
- 1.) Financial Report
- 2025 Financials
- 2026 Assessments
- Proposed 2026 Budget
- 2.) ARC Report
- Neighbor complaints
- 2026 Street Tree Treatment plan pricing
- 3.) Old Business
- Neighborhood Sign
- 4.) New Business
- 2026 Annual Meeting
- 2026 Landscaping Contract Renewal
- 5.) Adjourn

Quorum Established: 7:01 PM

Board Composition & Member Recruitment

- Bill Sutton resigned in October following completion of neighborhood sign project
Board expressed appreciation for efforts
- Potential new members being considered:
 1. Barry Foltz - previous board member with strong experience
 2. Kathy Price - active on Facebook, handles community communications
 3. Jim Caruso - expressed interest at Christmas party
- Target: 7 board members total is goal for better quorum and workload distribution

2025 Financial Review & 2026 Budget

- Year-end financials completed for full 2025
- Revenue sources:
 - Assessment collections were good, including \$2,000 from prior year unpaid assessments.
 - 2 home sales generated initiation fees (\$200 each) plus resale certificates (\$250 each)
 - Interest income ~\$1K from First Commonwealth Bank

- Major expenses:
 - Landscaping: \$12,240 (locked 2-year contract with Mabius Landscape, no 2026 increase)
 - Neighborhood signs: \$21,473 total project cost (one-time capital improvement approved by homeowners in 2018)
- Cash position: \$46,257 remaining (healthy reserve level)
- 2026 budget approved with same landscaping rate, placeholder for block party (\$1K)

Property Violations & Enforcement

- Two active cases requiring violation letters:
 1. 6428 Farmcrest Lane
 - Multiple items cluttering driveway: freezer (1+ year), chairs, grill, bicycles, packages
 - Received neighbor complaint about property disrepair and subsequent impact on home values.
 2. 6458 McCormick Lane
 - Large dumpster in front yard for months from unpermitted home addition
 - Fox Built renovation sign visible, no HOA approval submitted
 - Courtesy Email sent with no response
- Enforcement approach: courtesy warning first, then fines up to \$400 maximum
- Motion to approve the Board take enforcement actions; seconded by Kelly; motion passed unanimously. Certified mail letter being sent to homeowner for corrective action.

Annual Meeting Planning

- Date set: Tuesday, February 3rd, 2026
- Trevor to send materials 2 weeks prior (January 20th deadline) per bylaws
- Board elections: Trevor and George up for reelection, 3 additional open seats
- Agenda items:
 - Present 2025 financials and 2026 budget
 - Board recruitment announcement
 - Solicit block party/community event ideas from residents
- George providing Zoom link for annual meeting (same recurring link)

Landscaping & Tree Management

- Mabius Landscaping secured through 2026 at same rate (\$12,240)
 - Mabius lost members of work crew late last season
 - George to check in on 2026 readiness and crew status
- Street tree replacements needed:
 - 2 dead trees in median by Kelly/George's area

- Previously approved by HOA for removal but was not completed by Mabius in 2025 season.
- 2 storm-damaged trees on Red Top Road downed during recent wind storm.
- Decision: Only replace median trees (HOA responsibility), not individual lot trees
- Tabled until spring for action planning

Action Items

- Trevor: To send violation letters to homeowners
- George: Approach Barry about rejoining board, check with Dalton on 2026 landscaping status
- Trevor: Contact Jim Caruso about board interest, follow up with Kathy Price
- Trevor: Send annual meeting materials by January 20th with board recruitment notice

ADJOURN: 7:58 PM