

Oella Homeowner's Association (OHOA)
Board of Directors Meeting
Westchester Community Center

August 25, 2008

President Steve Appler called the meeting to order at 7:08 PM, pursuant to notice duly given. Board members present were Toni Mullin, Scott Hall and Anne Altemus. Director Amanda Lauer arrived shortly thereafter. Richard Pearle joined the meeting when it was already in progress.

Minutes from the July 14 meeting were submitted previously via email. Director Mullin requested one minor change to the comments she made regarding how the HOA accounts for landscaping expenses. Upon motion duly made by Vice President Anne Altemus and seconded by Director Toni Mullin, the minutes from July 14 were unanimously approved.

Treasurer's Report

Treasurer Scott Hall reported that the HOA has \$82,550 in total assets and that we are in good financial standing at this time.

ARC Update

President Appler reported on the two current ARC issues. He and Charles Wagandt will be meeting with the owner on Logtown Road regarding a fence issue when Charles returns from vacation. The second issue was the installation of a swing set at 1010 Oella Avenue. An approval letter from the ARC was sent to owner. However, a subsequent Disapproval letter was sent by ARC to owner when the ARC determined that the installation did not comply with the conditions of approval.

HOA Landscaping

Director Mullin reported that things are fairly quiet at this time, but she will be meeting with Neighborhood Lawn Care on Friday to go over a list of maintenance issues and some minor work. She also reported that there are three dead/dying trees behind Long Brick Row that should be removed. She will follow up with quotes for the tree removal.

Mill Liaison

Director Altemus reported that no further progress has been made on the issue of SMC as "associate" members of HOA. A meeting was held Saturday morning with several residents and a representative from the Mill regarding the Mill Race Trail connection. A location for entry was agreed upon, but several items of concern were noted and will be forwarded to the Mill representative and Charles Wagandt for further discussion. Director Altemus suggested that the HOA should place a sign behind Long Brick Row stating that the Mill Race Trail (at that entry point) is for the HOA members and their guests. Director Hall will get price quotes for the sign.

The issue of the Mutt Mitt dispenser for the Mill remains unresolved at this time.

Parking Committee

Director Altemus and Director Lauer provided a report on the HOA effort to provide equitable parking accommodations for residents of the HOA. Parking hangers have been produced and a letter will be sent to homeowners once a community management company is identified as the first point of contact for towing and other issues regarding parking.

An inventory was taken of Long Brick Row and Short Brick Row homes, where there is currently a shortage of parking spots. Suggestions included reallocating and/or creating additional spots. Pleasant Hill residents voted 14-2 in favor of tick marks only and will not have numbered spots, but will receive hangars. An additional issue exists with the property at 781 Oella Avenue. Special consideration was granted in the past for parking and this needs to be revisited. Directors Altemus and Lauer will meet with the owner.

An additional parking issue exists at 945 Oella Avenue. The owner at this home has one assigned spot, despite there being space for two assigned spots. Director Hall motioned and Director Altemus seconded that the HOA paint a second numbered spot for this location. The vote was taken and approved unanimously.

Property Management Search

Director Mullin reported that a list of requirements were developed and sent to five management companies. After narrowing the selection down to three, representatives from those companies will be at the September board meeting. The board will be interviewing the representatives, but will take questions ahead of time from the community.

The board has already begun prioritizing a task list for a management company, should they proceed with hiring them.

Old Business

CCR/ARC Task Force

President Appler reported on a meeting that was held with Susan Rapaport (HOA attorney) concerning transfer from ARC to HOA. She said this can be accomplished by a simple transfer. Director Hall motioned and Director Altemus seconded a motion to proceed with the transfer. The vote was taken and approved unanimously.

President Appler has created a draft of procedures and Director Mullin is working on ARC guidelines. Eventually, the CCRs will need to be updated and revised to remove developer references and for minor changes.

Drainage at Lillies Lane Speed Bump

President Appler would like to contact a contractor to complete this work by the end of September. Director Hall motioned and Director Altemus seconded a motion to proceed with funding approved up to \$3000. The vote was taken and approved unanimously.

Pleasant Hill Parking Complaint

David Weeks contacted the board about parking in front of the stairs leading to the six row homes. He was told 3 years ago by a previous board president that a yellow line would be painted to indicate how close the car should be parked. Director Hall will follow up.

Cell phone reception issue.

Spring and Verizon have been installed inside the Mill. Director Anne Altemus will follow up to see if this will improve cell phone reception for residents outside of the Mill.

New Business

Resignation

The board received Secretary Katherine Tompkins resignation in August. A vacancy will be posted to the blog advertise the opening.

HOA Plats

President Appler has printed all the plats for Oella and is working on having them put on cd.

Update Letter

President Appler will work on an update letter for residents to be mailed out with the October invoices.

Questions and Comments from Residents

Richard Pearl explained that he feels he is not getting any services and asked why he is still paying the same amount of dues now that he lives in a single family house instead of a row home. Director Altemus explained that dues are for upkeep of common areas, liability insurance, plowing and salting, mutt mitts and maintenance of the Mill Race Trail and bridge.

The next meeting is scheduled for 7:00 p.m. on September 8.

The meeting was adjourned at 8:48pm.

Respectfully submitted,

Toni Mullin, Director

Steve Appler, President