

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Center
May 14, 2007

President Richard Gambrill called the meeting to order at 7:02 pm, pursuant to notice duly given. Board members present were: Larry Rodbard, Toni Mullin, Chris Innes, and Marcia Ames. Other members present were Richard Pearl, Henry Berger, Anne Altemus and Kathy Tompkins.

Upon motion duly made and seconded, it was unanimously resolved to accept the April minutes (circulated to board members prior to the meeting).

Treasurer Larry Rodbard presented the Treasurer's report and noted that the OHOA finances continue to be in good standing. Several members are in arrears, including the owner of 937 Oella Ave whose home is now for sale. Richard Gambrill will contact the realtor regarding the situation. Mr. Rodbard noted several errors in variance column of the report, which he will correct following the meeting.

Director Chris Innes reported on recent ARC happenings. The ARC has reviewed several new requests without problems. The issue of the black railing installed at 706 and 704 Mary Jo Way against the approval of the ARC was addressed. The owners will be notified that they have an opportunity for a hearing in front of the board of directors at the June meeting before a fine may be levied for the violation. Following a unanimous vote, it was RESOLVED that the owners of Mary Jo Way shall each be fined \$100 for installing a railing behind their properties against the approval of the Architectural Review Committee and that the board directs the Treasurer of the Oella Homeowners Association to take such steps as are necessary to collect these fines. It was further RESOLVED to notify the owners of 706 and 704 Mary Jo Way of a hearing to be held during the board meeting on June 4, 7:00pm at which time they may present any objections that they have to the prior resolution. Failure to do so will result in fines.

Dr. Innes next discussed progress on the Architectural Control Transfer Agreement text following Attorney Susan Rappaport's advice. It was unanimously RESOLVED that the document be accepted by the board, to be forwarded for review by the board's counsel and the developer (The Oella Company, Charles Wagandt) and his counsel, and posted on the HOA website for comment from the community. Director Marcia Ames will type up section of the CCRs referred to in the transfer document so that homeowners may review all pertinent information. The developer Charles Wagandt expressed his general support of the document at this time. Several questions from members regarding the transfer document were entertained.

President Gambrill moved on to the issue of the Mill Liason Committee. Mr. Gambrill is awaiting a reply from Richard Hillman of Southern Management regarding a meeting. The main issue to deal with at present is access to the Mill Race Trail. Other issues mentioned were traffic, pets, and deteriorating road conditions. Director Marcia Ames inquired about the illegal passage of mill construction trucks through the closed portion of the road. Mr. Gambrill reported that the mill developers were told that the condition of lower Oella Ave. (below 1102) has not

deteriorated. This information conflicts with what some residents of Oella Ave. were told by the surveyors.

Director Amanda Lauer reported that a new issue of the HOA newsletter is complete. Dr. Lauer also reported that she will be taking over as webmaster, a duty formerly filled by Mr. Rodbard. There will be a transition period during which Dr. Lauer's and Mr. Rodbard's duties as webmaster will overlap.

Director Toni Mullin reported on some recent problems with the quality of landscaping services currently being provided by Neighborhood Lawn care. Ms. Mullin has obtained several bids from other firms for landscaping services and snow removal. The bids will be reviewed by the board for further consideration at the June meeting. Richard Gambrill is currently working on contracting trimming of several trees and limb removal in the neighborhood. He and Ms. Mullin will solicit more bids for some of the work.

New business:

The board has not heard anything further regarding a proposal by Southern Management to build a trash receptacle at Stone Row. Recent hazards posed by mill construction traffic were discussed. Parking areas at the mill, renewal of the towing contract with Greenwood towing, and the possibility of HOA parking tags were also discussed. The parking issue will be revisited at the June board meeting.

The board unanimously RESOLVED to designate Marcia Ames of 743 Oella Ave., Ellicott City, MD, 21043 as the HOA resident agent. The board appreciates the service of the previous resident agent, Doug Hough.

The need to find a new provider of accounting services coincident with the end of Treasurer Rodbard's term in December of 2007 was discussed. Several firms will be investigated.

Two members of the HOA have volunteered to fill the remainder of the terms of Steve Appler and Doug Hough. It was unanimously RESOLVED to appoint Anne Altemus to fill the remainder of Steve Appler's term and Kathy Tompkins to fill the remainder of Doug Hough's term. Amanda Lauer resigned her position of secretary. Kathy Tompkins was appointed to serve as Secretary for the remainder of 2007. Chris Innes was appointed to fill the vacant position of Vice President. All voting was unanimous on board positions.

Member Henry Berger reported that several trees at Herring Hill that have been damaged or are dead. Mr. Berger requested that the board send a letter to the six homeowners asking them to refrain from further damaging the trees.

David Lychenheim inquired about an earlier correspondence to the board regarding the process of keeping a record book of resolutions to approve budget expenditures. Treasurer Rodbard explained that resolutions are not made for routine expenditures that are within the approved, but they are made for expenditures that are beyond the approved budget. Discussion ensued.

These minutes shall also serve as record of a closed meeting of the board of directors which occurred on April 23, 2007 at 7:00 pm. The purpose of the closed session was to discuss legal documents and consultation pertaining to the transfer of architectural control. It was unanimously *RESOLVED*: That the Oella Homeowners Association complete the following steps by November 1, 2007,

- 1) Work with legal counsel to develop any necessary amendments to the Declaration of Restrictions and the Declaration of CCRs to terminate the Developer's expansion rights, right to approve further amendments, and to effectively transfer the authority for architectural controls from the Developer to the HOA.
- 2) Design a campaign to gain the necessary approval of the amendments by the HOA Members.
- 3) Through a process that includes a committee appointed by the Board, the Developer, legal counsel, and a professional preservationist, develop written policies and procedures for the Oella Architectural Review Committee's; membership, structure, and voting rights; review, approval, and appeal process; and policies for the enforcement of architectural controls.
- 4) Finalize a transfer agreement by which the Developer consents to and formally transfers by assignment the authority for architectural controls to the HOA.

Due to a scheduling conflict, the June board meeting was rescheduled for June 4, 2007 at 7:00pm.

The meeting was adjourned at 8:48 pm.

Respectfully submitted,

Amanda Lauer, Secretary

Richard Gambrill, President