

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

July 9, 2007

President Richard Gambrill called the meeting to order at 7:09 PM, pursuant to notice duly given. Board members present were Larry Rodbard, Toni Mullin, Amanda Lauer, Marcia Ames and Anne Altemus. President Gambrill mentioned that Chris Innes and Kathy Tompkins will not be attending the meeting tonight. Other members present were David Lychenheim.

The June minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by President Gambrill and seconded by Director Marcia Ames, it was unanimously resolved to accept the June minutes. Director Amanda Lauer will post the approved June minutes to the OHOA website.

Treasurer's Report

Treasurer Larry Rodbard presented the Treasurer's report and noted that the OHOA bank account is stable and the finances continue to be in good standing. There are still some members who are late on payment of their dues. Treasurer Rodbard mentioned that the letters had been sent out to those members whose dues are in arrears and they have until the 15th to respond back to him.

Old Business

ARC Status – A discussion ensued concerning the OHOA Board's legal and financial responsibility with regards to the developer (Mr. Charles Wagandt) pursuing a legal course of action against the residents of 704 & 706 Mary Jo Way for failure of required compliance without consent of the Board of Directors. From this discussion, Treasurer Rodbard made a motion to have President Gambrill seek council's (Attorney Susan Rappaport) advice concerning the legality of disbanding the 2004 Agreement, whether the OHOA should enter into litigation with regards to the Mary Jo Way legal action, and what are the OHOA's financial responsibilities with regards to this legal action. The motion was seconded by Director Anne Altemus and unanimously approved by the board. Treasurer Rodbard made another motion to add \$1000 to the legal budget to cover association costs associated with the above approved motion. The motion was seconded by Director Altemus and unanimously approved by the board.

CCR Status - A discussion ensued discussing the need for review of existing CCR's. Director Amanda Lauer made a motion to establish a CCR Review Committee with Director Lauer and Altemus as members of this committee. The motion was seconded by Director Altemus and unanimously approved by the board. [the resolution was later rescinded during a closed session of the board on August 6, 2007]

Landscaping – Director Toni Mullin responded that everything is quiet. Director Mullin mentioned that she had responded to Ann Whelan's concerns regarding the hillside at

Timber Point (non HOA member). A discussion ensued concerning tree removal and President Gambrill stated that he will follow-up on tree removal services.

Board News

President Gambrill tendered his resignation as President of the Board effective after the board meeting. The Board accepted his resignation as President and nominated Director Lauer to replace him as President. The board unanimously approved the appointment of Director Lauer as President effective August.

Other Business

Parking Lot Maintenance – Discussion ensued as to the need for lot maintenance. Maintenance issues such as space numbering/renumbering and painting/repainting were discussed.

Parking – Discussion ensued concerning parking in reserved spaces belonging to HOA residents, taking up more than the allotment of spaces and illegal parking of vehicles where signs prohibiting parking have already been posted.

President Gambrill called for the meeting to be adjourned and Treasurer Rodbard seconded the motion. All board members agreed to adjourn the meeting.

Respectfully submitted,

Kathy Tompkins, Secretary

Richard Gambrill, President