

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

October 7, 2007

President Amanda Lauer called the meeting to order at 3:10 PM, pursuant to notice duly given. Board members present were Chris Innes, Kathy Tompkins, Toni Mullin, Marcia Ames and Anne Altemus. Larry Rodbard and Richard Gambrill were not able to attend the meeting.

OHOA Common Area Walkthrough Discussion

The secretary will email a list of action items that were documented at the OHOA Board walkthrough of the common areas. President Lauer recommended that a form be developed and sent out to the residents to be filled out and submitted to the OHOA Board for retro-active approval for placing statues and other artifacts in the common areas.

Board discussion ensued concerning the placing of several statues and tree ornaments in the Oella Ave common area in front of Short Brick Row. A formal complaint has been received by the board along with various other verbal complaints concerning the misuse of this property. Maintenance of the common areas comes out of the landscaping budget. Director Anne Altemus made a motion that the maintenance of this common area should not be paid anymore by the OHOA. The motion was seconded by Director Toni Mullin. The board voted on the motion and approved the motion by a 5-1 vote in favor of the motion. Board discussion continued pertaining to the usage of the common areas. Nothing was decided today and this issue will be discussed at the next board meeting.

Race Road Discussion

Director Chris Innes reported that he has not received any written response from the resident with regards to the letter that was sent out concerning the deer fence. Board discussion ensued and Director Innes made a motion to send a letter out to the resident imposing a \$100 fine, the motion was seconded by Director Marcia Ames. The board voted on the motion and approved the motion with 4 members voting in favor and 2 members abstaining.

Window A/C Discussion

A resolution was passed by the board back in November 2005 to allow residents to install window A/C units during May through September. President Lauer made a motion on the floor to rescind the A/C resolution because the board did not have the jurisdiction to adopt the resolution and it needs to be rescinded and documented in the minutes, the motion was seconded by Director Innes. The board voted on the motion and unanimously (6-0 vote) approved the motion to rescind the resolution.

OHOA Lawyer Response Discussion

Director Anne Altemus reported that she has been in contact with the Ms. Susan Rapaport’s office concerning correspondence received from a resident and the letter received from a resident’s lawyer in response to the reported alleged harassment. A recommendation from the lawyer’s office is for the OHOA to hire an Association Management representative to handle all official correspondence. All board members present agreed with the recommendation and Treasurer Larry Rodbard has been tasked by President Lauer to research potential firms that would provide accounting services along with management company representation. The lawyer’s office sent a list of questions to be answered by the OHOA board. The rest of the discussion focused on responding to these questions.

Other Discussion

Director Ames reported that a resident on Mary Jo Way approached her during the walkthrough and mentioned that she had submitted a landscaping plan to the OHOA Board President back in early September and had not received a response. President Lauer responded that the resident needs to submit her request along with the landscaping plan to 803 Oella Ave to the attention of the Architecture Review Committee (ARC). Director Ames will provide this information to the resident.

The meeting was adjourned at 4:15 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Amanda Lauer, President