

Oella Homeowner's Association (OHOA)  
Annual Meeting  
Westchester Community Center

December 10, 2007

Vice President Chris Innes called the meeting to order at 7:17 PM, pursuant to notice duly given. Board members present were Richard Gambrell, Larry Rodbard, Kathy Tompkins, Marcia Ames and Anne Altemus. Other members present were Dennis Restauvo, Geoff Baker, Bonney Dugan, Kirkland and Bea Hardy, Patrick Hogan, Cathenne Danzer, Charles Wagandt, Pam Doneger, Joe Greer, Gerry Mesard, Pamela DeAvgelis, Chris Hughes, Steve Appler, Steve Poterson, Ben Straub, Henry Berger, Sandra Kraft, Gail Purcell, Shirley Cohee, Cynthia Roth, Dennis Serpa, Charles Reiss, Amanda Bergher, Charles Webster, Sue Waterman, Tom and Lisa Tsaum, Tom and Ros Cronin, William Roberts, Bruce Elliott, Wendy Wyatt, Jill Ruppe, Reed Morrison, Rath Chambers, Elizabeth Guseman, Scott and Jennifer Hall, Tom Berry, Walter Mitton, Julia Graham, Ben Myrick, and David Lychenheim.

The November minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by Vice President Innes and seconded by Director Richard Gambrell, it was unanimously resolved to accept the November minutes which will be posted to the OHOA website.

**2008 OHOA Budget Presentation**

Treasurer Larry Rodbard presented the 2008 Budget to the members and below are the highlights of his report:

- Dues and parking assessment raised by 10%. There are 28 homeowners that do not get charged a parking assessment because they live on a public road.
- Raised the areas of the budget that needed to be raised.
- Income - \$61,000 coming in for dues and parking assessment.
- Finance Charges - \$1400 coming in for those homeowners who do not pay their dues on time.
- Gas & Electric – \$1800 budgeted which is an increase due to the higher cost of fuel and electricity.
- Accounting/Property Mgmt - \$12,000 budgeted for the hiring of a Property Management company to handle the Treasurer duties and other duties as required by the OHOA.
- Postage - \$500 budget which is an increase as a result of the increase in postage costs.
- Mutt Mitts – \$900 budgeted and increase was necessary because of new and replacement dispenser purchase costs.
- Taxes - \$250 budgeted and a decrease in the budget because tax expenses decreased last year but may go up this year.

Vice President Innes allowed questions from the floor concerning the presentation of the budget. Questions raised from the members pertained to the Accounting/Property Management budget:

Have any requirements been written for the Property Management company and have any bids been received? Treasurer Rodbard responded that some requirements have been written and am still researching potential candidates but nothing official has been sent out to any potential candidates.

How was the budget number derived? Treasurer Rodbard responded that it was a line item placed in the budget based upon accounting function only. Vice President Innes responded that the amount is a guestimate.

Will there be a special assessment if the expense for the Property Management company exceeds the budgeted amount? Treasurer Rodbard responded that a special assessment is not needed for a budgeted operating expense and that if the expense is greater than the budget then the monies will come out of cash reserve.

How much money is available in cash reserve? Treasurer Rodbard responded that excluding the parking lot fund, there is \$35,000 available.

What is the maximum amount that the budget can be raised? Treasurer Rodbard responded 10 percent.

Vice President Innes asked a question concerning the passing of the budget and it was clarified by Treasurer Rodbard that the budget would be voted on at the next OHOA Board meeting in December.

### **Election Nominations**

Vice President Innes stated the procedures for candidate nominations from the floor. There was an issue that was raised tonight earlier concerning the proxies and proxy vote, Vice President Innes clarified that all hand written notes will be accepted at tonight's meeting.

Two elected members, Pam and Henry, will be responsible for collecting the ballots and validating the ballots against the Secretary's member list. Ballots and the results will be given to the Secretary. The winners will not be announced at the meeting tonight. Instead the election results will be posted on the OHOA website. Winners will be notified individually so they may be available to attend the January OHOA Board Meeting.

Vice President Innes read the list of names proposed by the Nominating Committee:  
Toni Mullin who was unable to attend the meeting tonight due to illness.

Anne Altemus

Joe Greer

Scott Hall

Vice President Innes asked for nominations from the floor and the following individuals were nominated:

Elizabeth Guseman  
Steve Appler

Vice President asked for any other nominations from the floor and since there were none, the nominations from the floor was closed.

Vice President Innes announced the name of candidates for nomination:

Elizabeth Guseman  
Steve Appler  
Toni Mullin  
Anne Altemus  
Joe Greer  
Scott Hall

Each candidate had a few minutes to address the members as to why they wanted to become a member of the Board of Directors. Since Toni Mullen was not present, Directors Anne Altemus and Richard Gambrill and Treasurer Rodbard spoke in her behalf. Following is a brief overall highlight of each candidate's response:

Joe Greer – Mr. Greer is supportive of the Architecture Review Committee and would like to see consistent enforcement of the ARC guidelines. Mr. Greer mentioned that he took part in the Board's walkthrough of the community and thought that it was a good idea and hoped that other members would actively participate.

Steve Appler – Mr. Appler was a previous board member and had to resign due to business commitments. He is very interested in the ARC and feels that it needs some strong guidance and support.

Scott Hall – Mr. Hall is a proponent of better communication and wants to be a voice in the community and to work with the community to make it a better community.

Elizabeth Guseman – Previous board member and wants architecture guidelines which are written clearly, unbiased and understood by everyone. Also, Ms. Guseman would like to have a process that is understood and agreed upon by everyone in the community. She believes in maintaining the historical aspects of the community.

Anne Altemus – Current director who filled Steve Appler's board position. Director Altemus is also very interested in the ARC and wants to see an appeal process in place. She serves on the Mill Liaison Committee and is interested in promoting a relationship with the management company to address the issues and concerns of the community with regards to the mill development project.

Toni Mullin – Director Altemus mentioned that Director Mullin has done an excellent job in ensuring that the landscaping work is done correctly putting in numerous hours of her own personal time. Director Gambrill stated that Director Mullin has done an excellent job in handling the contract for landscaping and snow removal. Treasurer Rodbard stated that Director Mullin ensures that the work is completed before any bills are paid to the contractor and to ensure that we are not over budget.

Vice President Innes asked for questions from the floor to the candidates.

Why are we voting for only 3 candidates when there are 4 director positions available? Treasurer Rodbard clarified that based upon the CCRs, the positions that may be voted upon are for the terms that have expired only. For anyone who leaves their term that has not expired that position will be appointed by the board. A recommendation was made from the floor that since there is a large community presence in attendance at tonight's meeting that the top 4 candidates should be considered for the 4 positions that need to be filled. Vice President recommended that the top 3 candidates will have positions on the board and the next highest candidate will be highly considered by the Board when it comes time to appoint the position vacated by the resignation of the Vice President. This recommendation was well received by the attending members.

#### Question 1

Is there anyone running for the Board that is using this opportunity to get anything done to your property that hasn't been approved by the ARC? Also, for the record please state if you have any renovation plans in the upcoming year.

#### Candidate response(s) to Question 1

All candidates responded that they will not use their position as an opportunity to receive preferential treatment from the ARC. As to any upcoming renovation plans, for the record the candidates responded as follows:

Joe Greer – No and has no plans.

Elizabeth Guseman – Ms.Guseman is currently having work performed on her house and will be working with the ARC on an ongoing basis throughout the year.

Scott Hall – Mr. Hall is currently working with the ARC with regards to a deer fence.

Steve Appler – No plans.

Anne Altemus – No plans.

## Question 2

Who has dealt with the ARC and how was that process?

### Candidate responses to Question 2

Elizabeth Guseman – Ms. Guseman has gone before the ARC and acknowledged that it was a cumbersome process to go through.

Scott Hall – Mr. Hall is working with the ARC for the resolution of the erecting a deer fence on his property. Mr. Hall has not been satisfied with the current ARC process.

Steve Appler – Mr. Appler mentioned that he is in the construction business and understands the process behind submitting plans and has submitted plans to the ARC previously and had no problems with those plans being approved by the ARC.

Joe Greer – Mr. Greer had not submitted any plans before the ARC but understands that this issue has raised a lot of heated interest among the community residents. Mr. Greer feels that the challenge is to document the process moving forward.

Anne Altemus – Director Altemus responded that she had several changes many years ago that was approved by the ARC and mentioned that she had no problems with the process.

## Question 3

Some of the decisions handed down from the ARC have not been supported by the Board, will the candidates running for the Board support the decisions handed down by the ARC?

### Candidate responses to Question 3

All of the candidates acknowledged that the current ARC process is flawed and changes to the process is needed moving forward. All candidates responded that they would support a changed ARC process.

## Question 4

Have the candidates read the letter from Chris Innes and Joe Jones and what is their reaction to the letter?

### Candidate responses to Question 4

Joe Greer – Mr. Greer responded that he had read the letter and stated that this was not the right forum to address the letter because the other parties involved are not represented.

Steve Appler – Mr. Appler responded that he concurred with what Mr. Greer said and that he had no additional comments.

Elizabeth Guseman – Ms. Guseman responded that she was surprised by the letter and shocked to see that her name was on the letter.

Anne Altemus – Director Altemus responded that as a member of the board there is another perspective pertaining to the actions of the Board. Director Altemus stated that the Board of Directors is trying to honor the agreement and maintain architectural esthetics of the community. She is a very strong advocate of the ARC and that is what motivated her to become a member of the board.

David Lychenheim – Mr. Lychenheim responded that he attends most of the board meetings and he agreed with Director Altemus. Mr. Lychenheim stated that the ARC process is cumbersome, one-sided and inconsistent in the enforcement of its' guidelines. The Board has been moving in good faith to improve and clarify the process.

A discussion ensued on the floor when Director Altemus asked the question pertaining to Mr. Charles Wagandt's withdrawing his support from working towards turning over the ARC to the OHOA Board of Directors. Mr. Wagandt's response was the lack of support from the Board of Directors pertaining to the decision rendered in favor of the residents of the Mary Jo Way railing issue.

Other members brought up issues concerning the inconsistency in the enforcement of the ARC process.

Vice President Innes made a motion to proceed with the voting of the candidates and to adjourn the meeting. Treasurer Rodbard seconded the motion and the meeting was adjourned at 8:36 PM.

Respectfully submitted,

---

Kathy Tompkins, Secretary

---

Chris Innes, Vice President