

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

February 11, 2008

President Richard Gambrill called the meeting to order at 7:05 PM, pursuant to notice duly given. Board members present were Richard Gambrill, Anne Altemus, Toni Mullin, Kathy Tompkins, Marcia Ames and Joe Greer. Other members present were Henry Berger, Scott Hall, David Lychenheim and Geoff Baker.

Minutes from the December 10th Annual Meeting, December 17th and January 14th meetings were submitted previously via email. Upon motion duly made by President Gambrill the minutes from December 17th and January 14th were unanimously approved. The minutes from the December 10th meeting will need to be approved by the members at the next annual meeting. Secretary Kathy Tompkins will email the minutes from the December 10th Annual Meeting, December 17th and January 14th Board of Directors Meetings to Ms. Amanda Lauer to be posted on the OHOA website.

Treasurer's Report

President Gambrill announced that Director Toni Mullin has been appointed Treasurer, replacing Mr. Larry Rodbard. Treasurer Mullin mentioned that she had sent over the invoices to the accounting firm, UHY Associates, which is in the process of setting up the OHOA account. President Gambrill mentioned that with the departure of Mr. Rodbard, it was decided to hand over the accounting duties to a firm that was previously used by the OHOA.

Review of the Architectural Change Applications and Standards Discussion

President Gambrill announced that Director Joe Greer represents the board to the Architecture Review Committee (ARC).

Director Greer mentioned that a third member will need to be appointed to the ARC and that member has not been appointed. There was an electronic vote of the Board to appoint Director Greer as a member of the ARC for a period of 30 days.

Director Greer brought up the outstanding issue concerning the erecting of a deer fence on Mr. Scott Hall's property without receiving approval from the ARC and the fine that was subsequently imposed by the board. Director Greer mentioned that the board would suspend the fine and offer Mr. Hall the opportunity to have a hearing. The first opportunity to hold that hearing would take place on February 28th or the board members can stay after the meeting tonight and provide Mr. Hall the opportunity to present his case realizing that he may not be prepared. Mr. Hall responded that he would be willing to stay after the meeting to discuss his case and indicated that he is willing to file a retroactive plan for the deer fence and submit it to the ARC for approval.

Director Greer provided the following status:

- A large tree on 759 Long Brick Row was cut down probably in combination with BGE doing some work. He mentioned that he will be contacting the resident about planting another tree in its place.
- The board will be delivering a letter to Mr. Charles Wagandt asking for the artifacts in the Spring Street common area to be removed within 60 days. Mr. Wagandt has already had a previous discussion with the tenant concerning this issue.
- A deer fence had been erected on 921 Logtown Road and he will be following up concerning the status of an application being filed with the ARC.
- President Gambrell will be working with Baltimore County to address the water around the speed bump across from Lillies Lane.

A discussion ensued concerning the January 10th clarification by the developer as to the deer fence policy. Mr. David Lychenheim questioned whether the board has approved this policy and it was recommended by Vice President Altemus that the board review the policy and vote.

Common Area Maintenance Report

Treasurer Mullin stated that before the May 18th House and Garden Tour there are several projects that she wants the board to consider for approval; removal of the wall on Logtown Road and the painting of all of the outhouses in Oella. Vice President Altemus made a motion on the floor to approve the expenditures as recommended by Treasurer Mullin to improve the common areas for the upcoming tour. The motion was seconded by Director Ames. The vote was taken and approved unanimously by the board.

Treasurer Mullin reported that she emailed Mr. Tom Berry and he is going to work on the design for the landscaping project for Lillies Lane. She also reported that she had told the landscaping contractor that all of the mulching needs to be completed by May 1st.

General Discussion

Director Greer made a motion to appoint Mr. Hall to the board and the motion was seconded by Director Marcia Ames. Discussion ensued concerning the resolution of the outstanding deer fence issue and the process that needs to be followed to ensure successful resolution. Mr. Hall stated that the deer fence that he erected was a temporary structure and further discussion ensued as to whether a temporary structure required approval by the ARC. Secretary Tompkins asked that the motion on the floor to elect Mr. Hall to the board be tabled until the deer fence resolution has been successfully resolved and the motion was seconded by Vice President Altemus. The vote was taken to table the motion and was unanimously approved by the board.

Election Results Discussion

Vice President Altemus wanted to understand the process and review the ballots because the process did not work well and needed improvement. The process was greatly improved and she thanked Mr. Henry Berger and Ms. Pam DeAngelis for doing a thorough job. Results of the balloting are as follows:

- 84 ballots were submitted, which is a 50% turnout
- 231 votes out of 252 available were cast
- 30 proxies submitted, which is 30% of the submitted ballots

Vice President Altemus made a motion to appoint Mr. Steve Appler to the board and the motion was seconded by Director Greer. The vote was taken and Mr. Appler was appointed to the board with a 4 to 1 vote in favor of the motion.

There was a question from the floor concerning the results of the election. Election results are official and have been posted on the OHOA website blog. It was agreed upon that since everyone in the community may not have access to the internet or may not read the blog a letter will be sent out to all members officially announcing the election results. The officers of the board were appointed and officially announced:

- Richard Gambrill – President
- Anne Altemus – Vice President
- Kathy Tompkins – Secretary
- Toni Mullin – Treasurer

New Business

Mr. Geoff Baker presented a video documenting erosion of the hill behind Short Brick Row as a result of water runoff coming down from Mary Jo Way. The area that is affected by this runoff is Common Area property and the board needs to investigate the lots behind Mary Jo Way to determine if it is a private residence problem. As an action item, President Gambrill and Mr. Appler will take a look at the situation to determine the next steps.

Pleasant Hill – Director Greer reported that work being done on Pleasant Hill has been reported to the ARC. Mr. Berger replied that the work that is taking place is repairs rather than an expansion. Director Greer will be investigating the Pleasant Hill work.

Mr. Lychenheim raised a question concerning the role of the board and the ARC. Under the 2004 Agreement, the developer retains the rights to any proposed structure. The board must appoint a member to the ARC as part of the 2004 Agreement which is a legal document. At this time, the board is seeking legal opinion concerning the 2004 Agreement. Until otherwise recommended by legal council, the board has appointed Director Greer as a member of the ARC for a term of 30 days.

Mr. Hall reported that T-Mobile will be meeting with Southern Management within the next 2 weeks to discuss placing a tower or repeater on top of the Mill. This will provide a benefit to all Oella residents by providing better cell phone reception.

Vice President Altemus reported that due to time constraints of Ms. Amanda Lauer the printing of the Oella newsletter will be stopped because the newsletter is posted on the blog. Director Greer raised a concern that some members may not have access to a computer. Vice President Altemus recommended that the issue needs to be revisited and

perhaps that an annual or semi-annual version is printed providing members with board member contact information and information concerning the website blog. Vice President Altemus recommended asking for any volunteers interested in organizing content for the newsletter to volunteer and this “call to volunteer” could be placed in the annual letter due to the members.

Mr. Berger recommended that the bills sent out to the members for the collection of the dues indicate the time period, e.g. January 1 through March 31, for which the members are paying the dues for. President Gambrill mentioned that he will have the accounting firm look into this matter.

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Richard Gambrill, President