

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

March 12, 2008

Vice President Anne Altemus called the meeting to order at 7:00 PM, pursuant to notice duly given. Board members present were Anne Altemus, Toni Mullin, Kathy Tompkins, Joe Greer and Steve Appler. Richard Gambrill and Marcia Ames were not able to attend the meeting. Other members present were Henry Berger, Scott Hall, Jennifer Hall, Amanda Lauer and Geoff Baker.

Minutes from the February 11th meeting were submitted previously via email. Vice President Altemus noted that the minutes needed to reflect that Mr. Scott Hall's nomination was seconded by Director Marcia Ames and not by Vice President Altemus as was reflected in the minutes. Secretary Kathy Tompkins will make that additional change to the minutes. The other changes submitted via email by board members have been made to the minutes. Upon motion duly made by Director Joe Greer and seconded by Treasurer Toni Mullin, the minutes from February 11th were unanimously approved. Secretary Tompkins will email the minutes to Ms. Amanda Lauer to be posted on the OHOA website.

Treasurer's Report

Treasurer Toni Mullin reported that the association has \$77K in the bank. There is \$5K in past due accounts. Treasurer Mullin handed out a copy of the new quarterly statements from UHY Associates. There will be 2 inserts that will be going out to the members with their quarterly statements; both of them involve letters from the ARC involving house painting and window air conditioners.

Legal Council Discussion

Vice President Altemus referred to the agenda that this part of the meeting was supposed to be a closed session so that the board could discuss the legal response received by Ms. Susan Rapaport. Vice President Altemus decided not to close the session because the board needed additional time to review the letter in order to understand the legalize before discussion

Architecture Review Committee (ARC) Discussion

Director Joe Greer provided the following updates:

- Mr. Scott Hall submitted a retroactive request to the ARC to have the deer fence approved. The request was approved by the ARC.
- 921 Logtown Road – The resident has submitted a request to the ARC for approval of a temporary deer fence. This request was approved by the ARC. A landscaping plan has been submitted to the ARC for approval.
- 925 - Oella The garbage has been removed.
- Spring Street Common Area – A letter was delivered to Mr. Charles Wagandt to have the artifacts removed from the Common Area garden by March 30th.

- 759 Long Brick Row – A tree was cut down and needs to be replaced with a small tree.
- 718 Oella – A request was made to the ARC to approve the removal of a large white maple tree that is dead. The tree will need to be replaced with another 3-5 foot tree. Because of the expense to the owner for removing the tree, the resident will have a year to replace the tree with another one.
- A request was received by the ARC to erect a sign in front of a residence. The ARC responded that the board must approve this request. The board denied the request. Discussion ensued concerning a residence sign behind 1001 Lillies Ln and additional information needs to be gathered concerning their approval process.

Director Greer provided a status concerning outstanding issues:

- 603 Pleasant Hill – Re-plans to add an addition to the house have been submitted to the ARC for approval. Director Greer reported that the situation has become a stale mate between the owner and Mr. Wagandt. The owner has paid a lot of money and has lost a lot of time waiting on the ARC to have these plans approved. Director Steve Appler has provided technical consultation in this matter to aid in achieving a successful resolution. Director Appler made some recommendations to the plans which were not accepted by the owner. The plans submitted by the owner and not acceptable to Mr. Wagandt have the approval of the resident's neighbors. Director Greer has asked for the board's assistance with this matter.
- 921-923 Logtown – Fence construction needs to be approved.
- 604 Pleasant Hill – The yard is littered with trash and debris. Residents in that area are requesting assistance from the board for problem resolution.
- 783 Oella – The owner has requested to paint the house and trim. The owner wants to change the original color of the trim to dark brown. The other duplex owner doesn't want to change the trim color.
- 877 Oella – The house requires painting.

Director Greer's temporary appointment to the ARC is about to expire and a motion on the floor by Director Appler to appoint Director Greer to another term of 30 days was seconded by Secretary Tompkins. The motion was voted and approved unanimously by all board members present.

Director Greer mentioned that another member needs to be appointed to the ARC. He reported that Mr. Wagandt recommended the appointment of Mr. Chris Innes to the ARC. Discussion ensued concerning the nomination and Vice President Altemus recommended that since all board members were not present that all members would be polled via email for a vote.

Common Area Maintenance Report

Treasurer Mullin reported on the following:

- Herring Hill - The trash will be removed by March 21st.
- MaryJo Way – The water runoff problem reported by Mr. Geoff Baker at the February 11th Board of Director’s meeting was investigated by President Richard Gambrell and Director Appler. Based upon their investigation, the source of the runoff problem is the 4 end houses on MaryJo Way. A letter needs to be drafted to the residents of those houses concerning the drainage flow problem.
- Mill Race Trail – Reported on erosion problems.

Mill Liaison Discussion

Vice President Altemus reported that she and Director Marcia Ames will be following up with the Mill Property Liaison concerning access to the Mill Race Trail and mutt mitts.

Landscaping

Treasurer Millin provided the following status:

- Lillies Ln – The doughnut shaped hedge has been removed from the entrance.
- Logtown Road – The stone wall needs to be removed.
- The painting of the outhouses can not occur until the trash has been removed.

Association Management Company Search Discussion

Vice President Altemus reported that the search is on hold. Director Appler reported that he may be able to provide a recommendation to the board because of previous experience.

New Business

CCR Revision Task Force – Director Appler reported that he is looking at where we are now and what direction we need to go moving forward.

Parking Hangers – Ms. Amanda Lauer provided an example of a parking hanger to Vice President Altemus. Discussion centered on the number of tags per household, guest passes, renewal stickers and a renewal process tied with payment of OHOA dues. It was recommended that a design and cost estimates are needed before any firm decisions can be made.

Towing – Director Marcia Ames is the point of contact for towing enforcement. Discussion ensued that there seemed to be an inadequate number of signs enforcing no parking and towing enforcement around Oella.

Mutt Mitts (Mill) – This was addressed earlier in the meeting.

Trash Cans – A letter needs to be drafted and sent out to Mr. Wagandt concerning un-lidded trash cans.

Covenant Compliance Documents – Requests have been sent to the board asking for compliance letters for those residents who are trying to sell their homes and being asked to prove compliance for settlement purposes. One of the homeowners requesting this letter resides at 760 Oella and it was mentioned that a letter needs to be sent out requesting that the fence be repaired.

Old Business

Tabled motion (Scott Hall nomination) – The motion to elect Mr. Scott Hall to the board was tabled at the February 11th Board meeting until the deer fence issue was successfully resolved. Since Mr. Hall’s request for a deer fence was approved by the ARC, Vice President Altemus asked that the vote be postponed until the other absent members were present to participate in the voting process. Mr. Hall agreed with Vice President Altemus’s recommendation.

Geoff Baker Request – Mr. Baker’s request was addressed earlier in the meeting.

The meeting was opened to resident input and questions. Below is a highlight of items discussed:

- Signs need to be posted indicating the speed limit on Oella Avenue. Due to the increase in traffic from the construction workers, residents are noticing that people are driving too fast. Discussion ensued concerning installing more speed bumps like the ones they have in the Long Gate parking lots may resolve the problem.
- Recommended that the OHOA may want to pursue a different type of account to earn more interest than what is currently earned as Interest Income on the Balance Sheet.
- Recommended that we have zone maps drawn up depicting the areas within the Oella community and distributing the maps to all residents at a “before the road opens” party.
- Clarified the distinction between the developer and the ARC. The developer is responsible for only new development in Oella and the ARC is responsible for new additions to existing structures.

The meeting was adjourned at 8:34 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Richard Gambrill, President