

OELLA HOMEOWNERS ASSOCIATION (OHOA)
2010 Annual Meeting
Westchester Community Center

November 15, 2010

Board members present in addition to Director Rath were Scott Hall, Anne Altemus, Amanda Lauer, and Bruce Elliott. Community Association Manager, Alan L, Mangen, of ACM and OHOA Legal Counsel Susan Rappaport were present.

Pending the establishment of a quorum, committee reports were presented.

President Raina Rath called the meeting to order at 8:00 p.m. once a quorum was established.

PROOF OF NOTICE OF MEETING

Community Association Manager Mangen verified that proof of notice of meeting had been made in compliance with board directives/bluebook and that a quorum was established with 17 members inclusive of board in attendance and 25 members attending by proxy. Quorum is 41 members. Votes will be counted tonight and results given at close of meeting.

TREASURERS REPORT:

Director/Treasurer Hall presented the proposed 2011 budget via handouts and power point. We incurred \$13,000 in snow removal expenses; however, we were able to avoid a special assessment with the addition of other expense cutting measures. These included reduction of management company services and reduced landscaping expenditures. In 2009, 64% of revenue was expended on management services. The proposed reduction of services will result in 31% revenue expenditure on management, including accounting services. The detailed power point presentation is posted on the HOA website (www.oellahoa.com).

Expenditures of note in addition to snow removal:

- The annual audit, as required by the CC&Rs, has been conducted.
- Overdue fees for unfiled tax returns in previous years were paid.
- \$1,100 was spent on general legal fees
- \$5,100 was spent on legal opinions
- Misc. lighting, grounds maintenance, and web services as required

The 2011 budget reflects an increase in funds for snow removal. A 10% increase in dues was anticipated for 2011. Combined measures will overcome the projected deficit for 2010 and maintain a balanced budget in 2011.

Whereupon the Board voted and unanimously approved the 2011 proposed budget.

APPROVAL OF 2009 ANNUAL MEETING MINUTES

The members in attendance had the opportunity to review the draft 2009 minutes. Upon motion from the floor, the 2009 annual meeting minutes were approved.

ROLL CALL AND CERTIFICATION OF PROXIES

A. Mangen presented ballots to each member in attendance and for each proxy proffered and explained the voting process. Introduction of nominees was made.

LANDSCAPING

A review of basic landscaping services was presented by Director Lauer. A detailed power point presentation is posted online. Basic services include mowing, mulching, dead tree and limb removal, weeding, leaf cleanup. Perennials have been planted by volunteers. A memorial tree was planted behind Short Brick Row in honor of deceased retired mill worker Earnest Harden, Jr. with family and friends in attendance. Discussion of needed repairs to paved surfaces and guard rails ensued. Cost estimates are under way. There are sufficient funds in the reserve to cover the costs.

ARC

On behalf of the ARC, Director Lauer reminded all members that current procedures and required forms are available online at the HOA web site. All external home modifications and major landscaping improvements require approval through the ARC.

Director Bruce Elliott reported The OHOA Guidelines Committee completed a draft document for review by all members. Committee members are Steve Appler, Bruce Elliott, Joan McClurg, Steve Wilhide, Shari Youngblood, Charles Wagandt, and historic preservation consultant Richard Weaver. Community review and comments have been sought and submitted. A final document will be provided to Charles Wagandt for approval by the end of 2010. The committee was recognized for their tremendous effort.

NEW BUSINESS

Several residents of Charles James Circle requested a status report on an issue of property encroachment which had been pursued by the Board in 2010. President Rath reported that there is an issue of structural encroachment HOA property involving 3 properties on Charles James Circle. Structures installed include a swing set, several decks and a retaining wall. These structures are in violation and present potentially considerable liability risk to the Association. Legal counsel in attendance advised that the HOA can license use of the property to the owners with a two-thirds majority vote of the membership. The Board will advise the three property owners of their rights and responsibility to establish a two-thirds majority vote of support to grant an easement allowing the structures to remain. If this procedure, as defined in the bylaws of the Association is not followed and successful, the Board will be required to insist that the structures be removed.

The issue of increasing foreclosures was brought up by a resident. The question was: how many foreclosures were active and could the HOA recoup dues in arrears? Legal council Susan Rappaport reported that given the current economic times, the excessive foreclosure docket, and the sluggish process, it would be difficult to the HOA to recover outstanding fees. Currently, there are 4-5 foreclosures. The board will continue to monitor the situation monthly.

ELECTION

Existing board members up for re-election are Directors Anne Altemus and Raina Rath. The ballot also included OHOA member Don Drehoff. Candidate Drehoff was unable to attend the meeting, but a statement was read on his behalf.

There were no nominations from the floor.

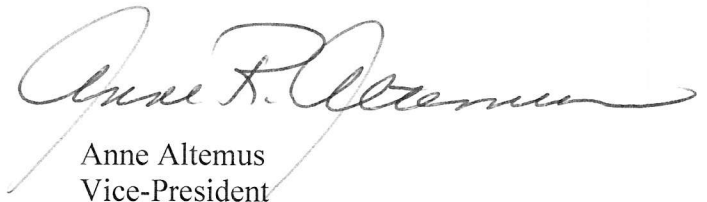
Upon vote counting by volunteer members (overseen by Alan Mangen), the vote was certified and reported. Directors Anne Altemus and Raina Rath were reelected to the Board.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Raina Rath
President



Anne Altemus
Vice-President