

Oella HOA August 15, 2011 Board Meeting Minutes

Meeting called to order at 7:07pm. Board members in attendance: Pres. Raina Rath, Vice Pres. Anne Altemus, Secretary Amanda Lauer, and Directors Dan Hood and Bruce Elliott. ARC Chair Wendy Wyatt also attended.

The July 2011 minutes were approved.

Treasurer's report:

- Director Hall resigned earlier in the day via e-mail.
- Discussion of general treasury issues.
- Dir. Lauer was approved as acting Treasurer. She will sort through the financial reports from ACM and draft a budget for 2012.

ARC update:

- A landscaping plan at 921 Logtown Rd. was rejected due to insufficient information.
- A request for a deck at 1001 Lillies Lane was rejected due to insufficient information.
- Owner of 745 Oella Ave has installed screen doors without seeking permission.
- 760 Oella Ave. window update: homeowner attended the August ARC meeting to discuss the correction of violations. She states that she is obtaining sample window sashes and muntins from Wilson lumber. Discussion of enforcement options should homeowner refuse to comply.
- The following motion was passed: Homeowners will now face a one time \$25 fine, subject to a hearing before the board as outlined in the "blue book," should they fail to submit an ARC application and receive approval prior to making changes to the exterior of the house. The payment of the fine does not excuse the resident from the requirement to comply with the blue book rules requiring ARC approval for exterior changes (CC&Rs). Homeowners in non-compliance may be subject to further enforcement in the form of fines and/or temporary suspension of voting rights.
- Discussion of requiring owners to attend ARC meeting as in other communities, ARC application form revision, and posting requests to be reviewed on the HOA website.
- ARC meetings will now be held at the Westchester Center in the board room.
- Dir. Elliott and ARC Chair Wyatt will draft ARC by-laws and propose revised application procedures to be presented to the membership at the annual meeting.

Landscaping update: no news. Proceeding as usual.

Old business:

- Timber Pint encroachment: names and addresses sent to Ms. Cook for seeking approval of majority of membership for license/easement of encroaching structures
- Drehoff mediation: mediator was having trouble getting in touch with the Drehoffs but had some recent success. She is trying to schedule a meeting.
- Short/Long Brick Row parking: edits and clarifications of letter to go out to residents regarding improper numbering of spaces received from Attorney Rappaport were discussed. Since the documents were received just prior to meeting, everyone will review and revisit next month. Attorney Rappaport has also drafted a formal response to Charles Wagandt regarding our legal restrictions on making any of his proposed changes to the Short Brick Row lot to accommodate parking for 781 (which is not assigned to park in the lot based on the plats). Mr. Wagandt would need to obtain

approval from a majority of the membership to make such changes, as well as change the plats.

No New Business.

Meeting adjourned at 8:30pm.