

Oella HOA Board of Directors Meeting
Monday, December 13, 2010, 7:00 pm, Westchester Community Center

Attendees:

Board members: Raina Rath, Anne Altemus, Amanda Lauer, Shari Youngblood, Dan Hood, Bruce Elliott

Residents:

Called to order at 7:05 p.m. by President Rath and the meeting commenced. October minutes were approved as amended. 2011 Board officers were elected. **MOTION:** Director Lauer moved to reelect Scott Hall as Treasurer, Raina Rath as President, Anne Altemus as Vice President, and Shari Youngblood as secretary. All motions were unanimously **APPROVED.**

Treasurer's Report

- Treasurer Hall was absent from the meeting.

HOA Landscaping and Common Areas

- Director Lauer stated that she would first like to discuss the annual meeting.

Annual Meeting Recap

- Director Lauer presented a brief synopsis of the annual meeting.
 - Guidelines were discussed. No major objections to them; the attendees appeared primarily supportive.
 - Member attendance was lower than expected, and it was necessary to establish a quorum by proxy.
 - All members in attendance appeared to agree with the proposed budget.
 - Paving project was discussed. The Timber Point guard rail was discussed. Charles James Circle violations were deferred; a membership majority is needed in order to make a decision.
 - Vice President Altemus pointed out that Attorney Susan Rapaport attended the meeting and assisted in conducting it.
- Director Lauer noted that Director Elliott (Snow Captain) may call Kurtis to tell him that anything over two inches of snow will necessitate removal, and that it is not necessary to wait for a call.
- Director Lauer and Director Elliott discussed the need for additional "scouts" to help with determining snow removal activation. Director Elliott decided that he can handle it on his own unless out of town, etc., at which point Director Lauer or someone else will need to fill in.
- Vice President Altemus noted that salt boxes need to be kept filled and made accessible. She also noted that a new salt box is necessary at the top of Short Brick

Row's driveway, as the first one sometimes cannot be reached. Director Lauer added that one is also needed at Timber Point. They currently do not have one.

- Director Lauer stated that she and a group of volunteers had participated in a good bit of invasive weed clearing, and that there is now a "trail system" behind Long Brick Row. There are now two new access trails: One is less steep and closer to the stone wall; the other is "near the big tree that fell".
- Director Lauer added that she will clean up the stone structure (which is currently filled with debris) in the Spring.

ARC Update

- Director Ames was absent from the meeting. President Rath stated that the skylight issue was held off until more information can be obtained.
- Vice President Altemus stated that Director Ames has agreed to remain on the ARC for one more month.
- President Rath stated that Don Drehoff was e-mailed. The evenings of the 28th and 29th of December are potential workable dates. President Rath stated that she can be available the evening of the 28th. Vice President Altemus stated that she feels that if the issue is not resolved by the end of the year, it should be dropped.

Guidelines Committee Update

- Secretary Youngblood stated that all edits and revisions would be made within the next several days, and that the final version of the document would be in the hands of Mr. Wagandt by the end of the week. She added that she (as editor of the document) was waiting only for three replacement photographs to be scanned, converted to digital format, and sent to her.

[Residents Bonney Dugan, Barbara Gambrell, and Bill Roberts joined the meeting at 7:25 p.m.]

- Director Elliott stated that he had spoken with Mr. Wagandt and that Mr. Wagandt had agreed to write a check to the HOA in the amount of \$1,750. In addition, Mr. Wagandt paid \$750 to Gleason & Associates for a survey of the community by Richard Wagner. The HOA was not billed for this service and Mr. Wagandt does not wish to seek compensation. Director Elliott added that Mr. Wagandt does not feel he should have to pay the earlier bill approximating \$900. Currently, \$1,500 is owed to Gleason & Associates, and \$250 will therefore go to the HOA as reimbursement for its overpayment.
- Secretary Youngblood stated that she would be sending the final document to both the Board and the Guidelines Committee simultaneously.

Lillies Lane Drainage Problem

- President Rath noted that the HOA offered to pay towards the correction of the drainage problem at Lillies Lane. Since then, another estimate had been obtained and the estimate is considerably higher than the original.
- Resident Dugan stated that the situation is very dangerous during cold weather, that her husband has fallen and hit his head, and that the area surrounding the mailboxes is especially treacherous.
- Resident Gambrill added that there is no sun on that part of the lane, that the UPS delivery person will not attempt to deliver there, and that even the mailman sometimes refuses delivery, having slipped in the past.
- Resident Roberts stated that there are 2 drains which empty directly onto the lane. Director Lauer stated that everyone's house drains onto a lane. She asked why the new estimate was 3x as much as the first. Resident Dugan replied that Richard Gambrill is confident in the abilities of the person providing the second estimate. Resident Barbara Gambrill stated that all nine houses on Lillies Lane have agreed to split the costs equally with the HOA.
- According to the President Rath, the law states that homeowners have the responsibility for controlling drainage from their homes. She added that the HOA was trying to be fair when it agreed to assist with the costs presented by the original estimate. PROBLEM: How to determine where the stream of water is coming from. Yes, it is pooling on HOA property, but where does it originate?
- Director Hood pointed out that the latest estimate is almost \$3,000. Resident Dugan noted that it is not possible to simply go out and spread salt; the ice is very thick.
- Residents Dugan, Gambrill, and Roberts presented the proposal, noting that it calls for the redirection of the water below-grade. Director Roberts stated that his understanding of the area being considered a "common area" is for everyone to be able to get to the mailboxes.

[A copy of Cardinelli's estimate was retained by the Board].

- Vice President Altemus asked that the quote be reissued to President Rath via e-mail. She added that the Board's major concern with it is the current budget. She stated that Lillies Lane does contribute to the reserve (which is currently approximately \$40,000).
- President Rath asked again for an e-mailed quote, and stated that she will look at the HOA's current budget.
- Director Hood noted that the current proposal includes only line items, and that he would like to see the project detailed on a plat.
- President Rath noted that the proposal does warrant the project for one year, and asked if there will be an issue with the county for tying into their drainage.
- Vice President Altemus stated that Mr. Cardinelli should include evidence of any permits and they should be on file with the HOA.

[8:02 - Residents Dugan, Gambrill, and Roberts exited the meeting].

Old Business

- Director Lauer brought up the issue of the Timber Point encroachment. President Rath stated that the issue is the observation deck of one of the houses, not the playset (a temporary structure) or the retaining wall.
- Vice President Altemus suggested that the Board pick a date to discuss/vote on the issue, and encourage homeowners to attend. She added that, for this, a letter will be necessary and that Alan Mangan should be contacted. She proposed the February or March Board meeting so that enough announcement can be provided over the next two months.
- President Rath pointed out that 2/3 of the membership approval is needed to even grant the easement. Vice President Altemus stated that the Board should rely on Attorney Rapaport's opinion in this matter.

Board Action Items

- New management contract – Does the Board want to sign it?
- Vice President Altemus stated that it's worth asking for a meeting with Mel (the owner of ACM) to determine if the company is still a good fit. She added that she suggests signing the new contract, provided there is a 30-day period during which the HOA can change its mind if necessary.
- President Rath stated that the course of action is as follows: (1) If there is a 30-day out, then the contract will be signed; (2) make it known that the Oella HOA has some issues with the way ACM is managing things.
- Vice President Altemus stated that if there is no 30-day out, the HOA will make its issues known and possibly reopen to management bids. She added that it is not in the HOA's best interest to go without management, and that another management company may cost more money, but she is in favor of paying more for a better fit.
- 2011 dues billing – Director Lauer stated that Treasurer Hall wanted to get rid of the coupon books. She noted that she will try one more time to get ACM to send four letters (quarterly statements). Dues are to be paid in January, April, July, and October.
- President Rath stated that she will send the collection policy to ACM.
- Director Lauer asked (on behalf of Mr. Mangan) if the HOA would prefer a \$15.00 flat fee or a percentage as a late payment penalty? President Rath answered that a percentage is preferable.
- Miscellaneous – ACM currently has collected fewer than 20 e-mail addresses from members.

New Business

- Nominating Committee. Director Lauer stated that the committee will be headed by Marcia Ames. Kelly Drehoff will not be on the committee.
- Vice President Altemus stated that there should be a call for candidates.

- Director Lauer stated that hearings will need to be scheduled to deal with violation notices. Director Hood added that a fine schedule of repercussions should be created to deal with noncompliance in regards to the violations.
- Director Elliott asked if anyone from the Board reviewed the violations last year. It was agreed that the Board should request a list of the violations

Meeting adjourned at 8:38 p.m.