

Oella Homeowners Association  
Board of Directors Meeting  
July 18 2011  
Westchester Center Board Room

Call to order at 7:00pm.

**In attendance:** Pres. Rath; V.P. Altemus; Directors Hood, Elliott, Lauer; ARC member Wendy Wyatt. A Pleasant Hill resident made a brief appearance to thank the board for helping to resolve a dispute regarding electrical hookups.

**Minutes:** A motion was made to approve the June minutes. Two corrections were made regarding solicitation of ARC members from the general membership and a letter to be sent to Councilman Quirk regarding traffic on Oella Ave. Minutes were approved with the suggested corrections.

**Treasurer's report:** The Treasurer was unable to attend, and ACM had not forwarded the July financial reports. A brief discussion of last month's issues ensued.

**ARC Update:** Ms. Wyatt and the board discussed the outstanding issue of the unapproved window violation at 760 Oella Ave. The homeowner submitted an insufficient correction plan to the ARC just prior to the deadline set forth. The plan did not clearly address specifics of when and how the violations would be corrected. The homeowner refused assistance for developing a plan offered by ARC members and a carpenter. Discussion of a possible phased plan ensued. The board decided to send a letter of noncompliance to the owner requiring that a sufficient plan be submitted to the ARC by its regularly scheduled August 3 meeting. Enforcement options including daily fines and withdrawal of voting rights were discussed. A timeline for addressing the violations was also discussed.

A photo database of properties is also being created so there is a reference system in place. Synthesis of all past ARC records from the Oella Company and the HOA will be pursued.

The board discussed implemented a policy of fining owners who fail to seek ARC approval prior to making architectural changes. Additional discussion of re-vamping the ARC structure at the conclusion of 2011 (per the Guidelines agreement), the conclusion of the developer's required term, and the need for a community discussion at the annual meeting were discussed. Making the approval process more of a collaborative conversation between homeowners and the ARC was discussed.

**Landscaping update:** A Spring Street resident who is an expert gardener has expressed interest in planting a perennial garden along the Logtown Road retaining wall. The area is expensive to mow and does not serve much purpose. A motion was made and approved to allow the resident to transform the space into a garden, and \$200 in funds have been allotted. This is because the HOA will save money in the long term by eliminated mowing costs for the area. Director Lauer will assist in the planting this Fall.

Lillies Lane residents have requested a larger boulder for in front of the lane, at their own expense. A motion was made and approved to allow the residents to install a larger boulder provided the funds do not come from the HOA.

It was determined from land records that the Historic Oella sign at the corner of Race Rd., Mary Jo Way, and Oella Ave. is the property of the developer and is to be deeded to the county at some point. As such, the HOA will no longer maintain the area. The developer is having the sign repaired and will be responsible for maintenance. [Later note: Charles Wagandt has acknowledged that he will bear the cost of maintenance.]

Weeds in the parking lots are getting long. Neighborhood Lawn Care will be asked to weed whack.

Tree pruning and cleanup needs to be done at Long Brick Row and Short Brick Row. Dir. Lauer is obtaining estimates and will seek final input from board members via email. Money exists in the budget for such an expense.

**Old business:** A list of residents still needs to be provided to the owner of encroaching structures at Timber Point to seek approval of the membership for an easement or license.

Status of the Drehoff Logtown fence mediation was discussed. A new mediator has been selected after the first choice failed to respond. Scheduling attempts are under way.

A brief discussion of the parking space parcellation at the Brick Rows ensued. V.P. Altemus will send the board's list of questions to attorney Rappaport.

The board received complaints of not receiving parking tags from previous owners, abuse of parking privileges by some owners, and lack of sufficient space for guests. Due to the high number of recent sales on the Brick Rows and to a situation where a former owner gave her tags to a neighbor, the need for issuing new tags was decided. The parking committee will meet to work out details to resolve the problem.

8:30pm Meeting adjourned.

Respectfully submitted by Secretary Lauer.