

Oella Board of Directors Meeting  
June 20<sup>th</sup>, 2011

Board members in attendance: Raina Rath, Dan Hood, Bruce Elliott, Marcia Ames, Scott Hall. One resident/owner was in attendance.

The meeting was called to order at 7:03pm.

A motion was made to approve the May minutes with some minor corrections that would be incorporated by email.

Treasures Report:

- Director Hall expressed ongoing financial issues with ACM including inaccurate record keeping, inaccurate late fees, etc. Director Hall noted that he would be meeting with ACM this Thursday to discuss these issues.
- Number of delinquencies dropped from 41 down to 28, approximately totally approximately \$3,000 behind in dues at this point in time.
- The 6 largest delinquencies have been sent to the attorney for collection.

(7:10 director Ames joined the meeting)

(7:12 a resident joined the meeting)

- A motion was made to waive the late fee for 1009 Lillies Lane – the motion was unanimously approved.
- It was also noted that ACM has been asked to obtain paving quotes earlier in the year, but the HOA had not received any quotes.

ARC:

- Plans to meet this Tuesday to address 2 requests:
  - 738 Oella Ave (new door)
  - 745 Oella Ave (new windows)
- It was noted that no response had been received from 760 Oella Ave regarding the window installation. It was reported that the resident had been working with a contractor that a Director has referred the resident to. It was also noted that the deadline for the resident to respond was the end of June 2011.

Landscaping & Common Areas:

- It was noted that Director Lauer had requested a temporary 3-month leave of absence. However, Directory Lauer agreed to continue to oversee landscaping issues during this leave period.

Old Business:

- It was noted that a list of resident addresses needed to be provided to a resident regarding the Timber Point encroachments.
- Director Rath noted that she had not received a call back from any of the mediators provided by the Drehooffs despite leaving multiple messages.

- Parking – Director Altemus was not present; as such there was no update on parking issues.
- Inspections – it was noted that a spreadsheet was put together from the inspections, but it had not been sent to ACM yet. Directors Rath and Hood volunteered to go through the list and verify the accuracy of list before providing it to ACM to send out notices.

New Business:

- Pursuant to paragraph 6 of the ARC transfer agreement, a motion was made to create interim ARC comprised of current members serving out terms until the annual meeting. This motion was unanimously approved.
- It was noted that some information on the HOA website (was out of date – e.g. Moxley was still listed as County Council Representative). Director Hood took an action to update the site accordingly.
- The resident in attendance noted that BGE and an electrician would be out next Tuesday to remedy the ongoing electrical violations at Herring Hill.
- A suggestion was made to draft an appeal for volunteers or references, for new ARC members, to be sent by mail to the entire membership. It was agreed to try posting the appeal on-line first, and to send the letter if the on-line appeal is not successful.
- It was noted that a resident had made an inquiry to the board regarding speeding concerns. Director Rath agreed to send a letter to Councilman Quirk regarding the resident's concern.

The meeting was adjourned at 7:55 pm.