

Oella HOA Board of Directors Meeting
May 16, 2011

Board members in attendance: Marcia Ames, Scott Hall, Dan Hood, Amanda Lauer, Anne Altemus, Raina Rath. One resident/owner was in attendance.

The meeting was called to order at 7:04pm.

A motion was made and passed to approve April minutes with minor corrections. Secretary Lauer will send the final minutes for posting on the website.

Treasurers Report:

- Concerns with collections. 40/161 delinquent owners. Treas. Hall proposes mailings targeting these 40 people to collect and remind them of payments due. The HOA incurs significant fees to collect the money.
- A resident reports checks have been coming back from P.O. box listed on HOA website. No knowledge of P.O. box on website, but Dan will check.
- The ACM manager is not making some of the budget corrections as requested. Treas. Hall will follow up again.
- A concern from a resident was received via e-mail about lack of quarterly invoices and incurred late fees. The resident has two-year history of late payments. The late fees will not be removed.
- The board needs to approve a final collection policy. Pres. Raina will circulate the final version.
- Discussion of anticipated paving costs.
- Discussion of allocation of funds to the reserve.
- Same people are late payers year to year. Ideas for solving the problem were discussed.

ARC update:

- 704 Race Rd: approved phase 1 of shed expansion
- 719 Race Rd: approved paint color
- 772 resale inspection: violations including paint colors and porch material may not be corrected by closing. HOA will not hold up sale. New owners need to be made aware of violations.

Landscaping/common areas:

- We continue to install free and reduced price native plants along the mill race
- Lauren's Garden Service will be out next week to weed
- Charles Wagandt obtained a bid for replacement/repair of the Historic Oella sign at Race Rd: \$300-700; The board would like to obtain more quotes
- A Spring Street resident will garden a small patch of HOA land adjacent to her home.

Old business:

- Architectural guidelines have been signed by the developer. A list of minor corrections will be revisited whenever the guidelines are amended.
- Timber Point encroachments: need to provide addresses to owner of encroachment to obtain membership approval for easement. The other two homeowners will receive letters from the attorney regarding their encroachments and need to obtain license/easement or remove structures.
- Status of Drehoff fence mediation: no change. Movement for board to select a mediator.
- LBR/SBR parking: discussion of new draft of letter for review notifying loss of numbered spaces in all HOA lots that currently have numbers in accordance with correcting the situation (need 80% membership approval to have numbered spaces). Need written clarification of issue from Susan about numbered spaces language.

New business:

- Inspections are mostly complete. Will send pdf version of Excel spreadsheet and Word version of letter text to Amber for mailing to residents.
- Update on 730 Pleasant Hill BGE electricity hookup repair situation. Owner noncompliant despite outreach from neighbors, offer to pay for repairs, and has referred neighbors to lawyer. Discussion of easements for utility repair. Residents contacting BGE, county. If owner still will not permit entry to property, will call police. Electric shutoff possible for all owners in Herring Hill row. Request for HOA to send a letter informing owner of easements if necessary. BGE penalties?
- Hard copy of blue book request from a resident who didn't receive one at sale. Scott will copy his and give to resident. Will ask Susan how to be sure we have the updated complete version. Dan and Marcia will obtain amendments & plats and clean up an e-doc.

The meeting was adjourned at 8:21 pm.