

**Oella Homeowners Association Board of Directors
October 12, 2011 Regular Meeting Minutes**

The meeting was called to order at 7:09 pm.

In attendance: Pres. Raina Rath, Vice Pres. Anne Altemus, Dirs. Amanda Lauer, Marcia Ames, Bruce Elliott, Dan Hood; ARC Chair Wendy Wyatt; two Pleasant Hill residents

Minutes were distributed by Pres. Rath. The board decided to review them later and approve vat a later date..

Treasurer's report:

- Large outstanding delinquencies originating from just a few residents were discussed. The newly elected Treasurer for 2012 will need to make sure the management company pursues the issue once the final collections policy is sent to them.
- The proposed 2012 budget was discussed along with current financial status. The HOA remains in good financial standing, but large expenditures for paving maintenance are expected in 2012. Thus, dues and parking fees will be raised by 10% to help cover the cost and increase contributions to the reserve fund. This is in keeping with a plan recommended by the company that conducted the reserve study.

Architectural report:

- An application was received from the owner of 781 Oella Ave. to construct a parking pad. It will be reviewed at the next meeting.
- A second cease and desist letter will be sent to the owner of 760 regarding the unapproved windows. To date, no windows have been removed and replaced with satisfactory windows. A fine hearing will be scheduled unless the owner provides proof that the windows have been ordered. Attorney Susan Rappaport will be consulted regarding enforcement options.
- We will make an announcement to recruit qualified volunteers to serve on the ARC at the annual meeting.
- Draft ARC bylaws were discussed and continue to be refined.

Landscaping report:

- Neighborhood Lawn Care (NLC) has been authorized to complete routine maintenance work such as Fall mulching, as well as erosion control at Timber Point and Long Brick Row.
- Discussion of a plan to have NLC make the gravel area across from Lillies Lane look nicer took place. The plan was approved.
- Several trees need to be taken out at Long Brick Row, including one leaning on the mill race. Dir. Lauer is awaiting an estimate.
- Discussion of invasive grasses at the Tot Lot.

Old business:

- The general letter apprising LBR/SBR of the assigned parking areas and that assigned spaces are not allowed according to the way our governing documents are written is awaiting reference to a website linking to plats and a list of addresses affected. Dir.

Ames is working on the plats.

- Complaints again received about residents of 736 and now 734 Oella Ave. parking more than the allotted two vehicles. Follow-up with ACM rconfirming that the letters went out & whether or not the residents are now in compliance.
- Drehoff fence mediation: The assigned mediator left the organization. A new one has been assigned, but she has been unable to reach the Drehoffs to establish a date for mediation. Pres. Rath continues to follow up with the mediation company and the Drehoff's attorney. She will contact Attorney Larimore directly to try to establish a date.

New business:

- Discussion of annual meeting procedures and board elections.
- The resident of 730 Pleasant Hill is reportedly housing bees on his and/or the HOA's property. This is prohibited by the CC&Rs, and a violation notice will be sent out.
- GOCA meeting recap: discussion of contacting the county re. deer control and traffic calming on Oella & Westchester Aves.