

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on January 11th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Doug Hough initially acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present, comprising a quorum; namely: Doug Rink, Doug Hough, Richard Gambrill, Lynette Burns, Larry Rodbard and Steve Appler..

The chairman stated that the **First** order of business to come before the meeting was **Approval of the December Minutes**. Minutes were passed via email to all board members prior to the meeting for review. After a motion duly made and seconded, it was unanimously RESOLVED: That the December minutes were approved.

The chairman stated that the **Second** order of business to come before the meeting was to appoint new officers. A motion was made following discussion, seconded and unanimously RESOLVED: That the board appoints Richard Gambrill as President, Larry Rodbard as Treasurer and Lynette Burns as Secretary. Doug Hough will remain Vice President. At this point the meeting was turned over to Richard Gambrill to chair.

The chairman stated the **Third** order of business to come before the meeting was the **Treasurer's Report**. As of today, balances are as follows:

Checking	\$10,510.95
Parking Lot Maintenance (PLM)	\$20, 011.70
Reserve Savings	\$7,012.53

Richard reported positive cash flow and that over 100 residents already paid for 1Q.

The Chairman stated that the **Fourth** order of business to come before the meeting was the outstanding parking situation at 737 Oella Ave. Patrick Hogan and Jane Rhode were in attendance. A letter was signed by Richard Gambrill, to be supplied by Jane and Patrick to Baltimore County, in an effort to substantiate the need for the curb cut. The A-R-C- will reconsider allowing Jane and Patrick to have a permanent parking pad next to their house. Jane and Patrick noted they were not in agreement with the synopsis of the last meeting which was included in the November Minutes.

The chairman stated that the Fifth order of business to come before the meeting was the **Fundraising**. Lynette reported low response to the bricks after socializing the idea in the community but noted the poor timing during the holiday season. Fran Mills agreed to improve the current HOA website to include promotion of the fundraiser.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of Meeting

Doug Hough, Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on February 7th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present, comprising a quorum; namely: Doug Hough, Richard Gambrill, Lynette Burns, Larry Rodbard and Steve Appler..

The chairman stated that the **First** order of business to come before the meeting was **Approval of the January Minutes**. Minutes were distributed to board members and corrections were made. After a motion duly made and seconded, it was unanimously RESOLVED: That the January minutes were approved.

The chairman stated that the **Second** order of business to come before the meeting was the **Treasurer's Report**. **See attached documents**

The Chairman stated that the **Third** order of business to come before the meeting was the outstanding parking situation at 737 Oella Ave. The issue is pending input from other members of the Architectural Review Committee.

The chairman stated that the **Fourth** order of business to come before the meeting was an Architectural Review Committee update. Other than the parking situation referenced above, Doug Hough reported that things were relatively quiet. He suggested a letter be included in the HOA dues bill to remind residents of the purpose of the A.R.C. All board members present agreed.

The chairman stated that the **Fifth** order of business to come before the meeting was the mill race bridge. Steve Appler researched a more cost-effective means of constructing the bridge. A fiberglass option was discussed with the board and pictures were provided. Research will continue and updates will be provided at the March meeting. Fundraising is on hold until the cost of the bridge is determined.

The **Sixth** order of business to come before the board was the website. The board recognizes the lack of updates provided via the website and is working on a resolution.

The **Seventh** order of business to come before the board was the board vacancy. A resident from Timber Point was approached and has expressed interest.

The **Eighth** order of business to come before the board was new business. Doug Hough suggested developing of a welcoming committee for new HOA residents. Board members liked the idea and will discuss further at the March meeting.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrill, President and Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on April 13th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present, comprising a quorum; namely: Doug Hough, Richard Gambrill, Lynette Burns, Larry Rodbard and Steve Appler.

The chairman stated that the **First** order of business to come before the meeting was the **Treasurer's Report**. As of April 13th, HOA current assets totaled \$45,499.21. **See attached documents**. A resident, Dave Lychenheim, also presented the need for a reserve study and fund. The board has started this process unofficially but will consider pursuing a more formal method.

The Chairman stated that the **Second** order of business to come before the meeting was an update from the Architectural Review Committee (ARC). Charles Wagandt attended to help clarify the existing parking situation at 737 Oella Ave. The curb cut was previously approved as short-term parking while the homeowner's disabled sister disembarks from the vehicle. The ARC did not approve the most recent request submitted to allow for long-term parking.

The chairman stated the **Third** order of business to come before the board was the website. Updates have been made to the site, including the posting of prior meeting minutes, contact information for board members and financial information. Advance notice of monthly meetings will also continue.

The chairman stated that the **Fourth** order of business to come before the meeting was the mill race bridge. Steve Appler researched a more cost-effective means of constructing the bridge and presented a plan, including sketches, to the board. The plans are being reviewed with homeowners Tom and Lisa Baum. The Board continues to support bridge construction as early as this summer.

The chairman stated that the **FIFTH** order of business to come before the meeting was the Oella Mill Update. The HOA President, Richard Gambrill, reported that he was able to speak briefly with new owner, David Hillman, Southern Management's Chief Executive Officer. Mr. Hillman was receptive to

meeting with the HOA in the near future. Once agreement on a date is reached, the HOA website will be updated to announce the meeting.

The **Sixth** order of business to come before the board was new business. Richard Gambrill reported on soil erosion concerns in common areas. Some problems are related to lawn clippings being dumped in these areas by surrounding residents. President, Richard Gambrill will follow up with residents in an effort to eliminate this problem.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrill, President and Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of Directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on May 17th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present, comprising a quorum; namely: Doug Hough, Richard Gambrill, Lynette Burns, Larry Rodbard and Steve Appler.

The chairman stated that the **First** order of business to come before the meeting was the **approval of the April minutes**. Minutes were distributed to board members in advance of the meeting and posted to the website. After a motion duly made and seconded, it was unanimously RESOLVED: That the April minutes were approved. The secretary also requested that minutes not be posted to the website prior to approval. Email approval is sufficient.

The chairman stated that the **Second** order of business to come before the meeting was the **Treasurer's Report**. As of May 17th, HOA current assets totaled \$45,344.03. **Please refer to Treasure's Report for details**. Resident Dave Lychenheim addressed his desire for the board to conduct a reserve study, including a complete assessment of future parking lot repair costs. The board decided to continue the informal process previously established and not spend money on a more formal assessment. "The Board's position, substantiated by the Treasurer's report and his 16 years of experience, is that future parking lot repair costs are adequately funded".

The Chairman stated that the **Third** order of business to come before the board is the **mill race bridge**. Sheila and Reed Morrison (who live near the proposed bridge) were present to discuss concerns over bridge location. The Morrison's are concerned that the bridge may impede their view from their patio. The Architectural Review Committee (ARC) and Board of Directors are working with the Baum's and Morrison's to reach a mutually agreed upon plan. All parties agree that bridge construction should commence as soon as possible as the current conditions present a liability.

The chairman stated the **Fourth** order of business to come before the board was the **Oella Mill update**. The HOA President, Richard Gambrill, reported on his mill tour and discussion with representatives from Southern Management. Also present for that meeting were Charles Wagandt, Jay Patel, Larry Rodbard and Ann Whelan. The plans introduced by Forest City have not changed dramatically; however there was talk of approximately 18% fewer units and another level of interior parking. Richard Gambrill sent a letter of thanks to Southern Management following the meeting and presented copies to the board.

The chairman stated that the **FIFTH** order of business to come before the meeting was an **update from the Architectural Review Committee (ARC)**. There were no updates from the residents at 737 Oella Avenue concerning the curb cut and temporary parking pad and no further action required from the board at this time. The Committee has reviewed and approved a small number of proposed changes in owner properties.

The **Sixth** order of business to come before the board was **new business**. Steve Appler followed up on soil erosion concerns in common areas brought up at the previous meeting. Steve had walked the property and provided an assessment; the board agreed to obtain estimates to address the issue. Richard Gambrill will also follow up with a letter to residents to discourage dumping lawn clippings in these areas, which add to the existing problem.

A question was also raised on the existing board vacancy. Dave Lychenheim expressed interest in the position as well as concern over appointing a non-resident to the board. The board will not consider anyone outside of the HOA and is working to fill the vacancy.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrill, President and Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of Directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on June 6th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present: Richard Gambrill, Lynette Burns and Steve Appler. Larry Rodbard provided a proxy. In the event a vote should a vote be required.

The chairman stated that the **First** order of business to come before the meeting was the **approval of the May minutes**. Minutes were distributed to board members in advance of the meeting, approved via email and posted to the website. A motion was made, seconded and unanimously RESOLVED: That the May minutes were approved. Resident Dave Lychenheim later challenged this vote as a quorum of the Board of Directors was not present for the meeting. The matter is moot since the minutes were approved prior to the meeting.

The chairman stated that the **Second** order of business to come before the meeting was the **Treasurer's Report**. There has been little change month over month to the existing account balance. **Please refer to Treasure's Report for details.**

The Chairman stated that the **Third** order of business to come before the meeting is the **mill race bridge**. Steve Appler and Doug Hough met with the Morrisons (who live near the proposed bridge) and resolved the concerns over bridge location. Richard Gambrill is working on either a new insurance policy or amendment to the existing policy to address liability once the bridge is constructed.

The chairman stated the **Fourth** order of business to come before the meeting was the **Oella Mill update**. GOCA has invited representatives from Southern Management to speak at the June 15th GOCA meeting. Lynette Burns will follow up with Jay Patel to confirm Southern Management's attendance. The HOA will promote the GOCA meeting as an opportunity for residents to ask questions and express any concerns.

The **Fifth** order of business to come before the meeting was **erosion at Timber Point**. Richard is soliciting bids from contractors to put in filter cloth as

well as following up with the residents at 800, 802 and 804 Charles James Circle to request they not dump lawn clippings which compounds the problem.

The **Sixth** order of business to come before the meeting was **new business and community input**. A tree on Pleasant Hill may need to be removed. The Board is seeking the opinion of an expert and will solicit bids for the recommended action.

For community input, Dave Lychenheim reiterated his desire to fill the existing vacancy on the Board of Directors. The Board has several community members currently interested and intends to make a decision prior to the July meeting.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrill, President and Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of Directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on July 6th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present representing a quorum: Richard Gambrill, Douglas Hough, Larry Rodbard, Lynette Burns and Steve Appler.

The chairman stated that the **First** order of business to come before the meeting was the **approval of the June minutes**. Minutes were distributed to board members in advance of the meeting, approved via email and posted to the website. A motion was made, seconded and unanimously RESOLVED: That the June minutes were approved.

The chairman stated that the **Second** order of business to come before the meeting was the **Treasurer's Report**. **Please refer to Treasure's Report for details**.

The Chairman stated that the **Third** order of business to come before the meeting is the **mill race bridge**. A community member was present to encourage the timely completion of the bridge. Steve Appler is cleaning up the current drawings and presenting to those impacted. Concerns over insurance premium increases were discussed and bids are being solicited for alternatives.

The chairman stated the **Fourth** order of business to come before the meeting was the **Oella Mill update**. There have been no new developments however Steve Appler volunteered to reach out to Southern Management to request funding support for community initiatives such as the mill race bridge.

The **Fifth** order of business to come before the meeting was **old business**. Richard reported back on bids he solicited to address a bagworm infestation problem in Timber Point. A motion was made, seconded and unanimously RESOLVED: That the BOD approves an expenditure of up to \$750 to address this concern.

The **Sixth** order of business to come before the meeting was **new business**. The BOD discussed potential candidates for two vacant Board positions. A motion was made, seconded and unanimously RESOLVED: That Andreas

Walter and Bill Roberts are appointed to the vacant positions. Their terms expire in 2007 and 2006 respectively.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrell, President and Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of Directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on August 9th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present representing a quorum: Richard Gambrill, Douglas Hough, Larry Rodbard, Lynette Burns , Andreas Walter and Bill Roberts.

The chairman stated that the **First** order of business to come before the meeting was the **approval of the July minutes**. Minutes were distributed to board members in advance of the meeting, approved via email and posted to the website. A motion was made, seconded and unanimously RESOLVED: That the July minutes were approved.

The chairman stated that the **Second** order of business to come before the meeting was the **Treasurer's Report**. A brief discussion took place concerning reallocation of the budget to accommodate landscaping expenses. **Please refer to Treasure's Report for details.**

The Chairman stated that the **Third** order of business to come before the meeting is the **mill race bridge**. The bridge cost has again escalated with the plans to include steel supports. The BOD discussed the need to revisit wood supports in an effort to complete the bridge in accordance with the budget. The BOD will wait until Steve Appler is present to discuss any impacts. Updates on general liability for the bridge include an insurance premium increase of approximately \$6 per house.

The chairman stated the **Fourth** order of business to come before the meeting was the **Oella Mill update**. The developer plans to focus on the windows and masonry work this year. Impacts of the road closure on the development are not known at this time.

The **Fifth** order of business to come before the meeting was a standing water issue behind Long Brick Row. Richard and Andreas have taken the lead on alerting Public Works to identify the source of the problem and resolve it before winter when conditions could become treacherous.

The **Sixth** order of business to come before the meeting was **old business**. Richard reported the 1st bagworm spraying at Timber Point has been completed.

The **Seventh** order of business to come before the meeting was **new business**.

1) A request was made to archive minutes on the HOA website. Lynette will forward minutes for the last year to Larry to post to the site. **2)** Doug Hough reported that the Architectural Review Committee (ARC) adopted a policy regarding windows and screens, which has been posted on the HOA website. He also reported on the reconstruction of the retaining wall behind Mary Jo Way, being completed by Outside Unlimited. **3)** The next monthly meeting date was proposed for September 13th.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrill, President and Chairman of Meeting

OELLA HOMEOWNERS ASSOCIATION

Regular meeting of the Board of Directors

A regular meeting of the Board of Directors (the "Board") of Oella Homeowners Association (the "Corporation") was held on September 6th, 2005 at 7:00 p.m., pursuant to notice duly given. Each member of the Board received personal notice of the meeting.

Richard Gambrill, President, acted as chairman of the meeting and Lynette Burns acted as secretary of the meeting.

At the meeting, the following board members were present representing a quorum: Richard Gambrill, Douglas Hough, Lynette Burns, Steve Appler, Andreas Walter and Bill Roberts. The chairman stated that the **First** order of business to come before the meeting was the **approval of the August minutes**. Minutes were distributed to board members in advance of the meeting, approved via email and posted to the website. A motion was made, seconded and unanimously RESOLVED: That the August minutes were approved.

The **Second** order of business to come before the meeting was a problem at 770 Oella Avenue. Neighbors have expressed general concerns as well as detailing specific problems such as a broken window, downspout and unkempt grass. The tenant has not been seen but a letter had previously been sent to the property owner. Richard Gambrill will follow up again with the owner.

The chairman stated that the **Third** order of business to come before the meeting was the **Treasurer's Report**. Mr. Gambrill presented summaries provided by Mr. Rodbard. There was very little change month over month. **Please refer to Treasure's Report for details.**

The Chairman stated that the **Fourth** order of business to come before the meeting is the **Architectural Review Committee**. The board discussed policy inconsistencies regarding window air conditioning units in the community due to pre-existing units. A motion was made, seconded and unanimously RESOLVED: that window air conditioning units should be permitted from May through September.

The chairman stated the **Fifth** order of business to come before the meeting is the **Mill Race Bridge**. A motion was made, seconded and unanimously RESOLVED: that a deposit is authorized to execute an agreement to order the bridge. Please see <http://www.rigidply.com/glulam/beams.htm> for details on the residential footbridge.

The chairman stated the **Sixth** order of business to come before the meeting is landscaping and common area issues. Richard and Andreas continue to work on identifying the source/cause of the water behind Long Brick Row and have solicited the help of numerous county authorities. Other issues discussed include the identification of public vs. private areas and the need for a letter to be sent to residents providing clarification.

The chairman stated the **Seventh** order of business to come before the meeting is **new business**. Southern Management has agreed to participate in the HOA in some capacity. The goal is to have the developer contribute financially to support the needs of the community, including the mill race bridge. A meeting will be scheduled to define the level of participation of the developer. Last but not least, the Board of Directors would like to remind everyone that elections are just around the corner (December). Community members interested in serving on the board should contact Lynette Burns or another board member.

The chairman asked if there was any further business to come before the Board. There being no additional business, the meeting was duly adjourned.

Lynette Burns, Secretary of
Meeting

Richard Gambrell, President and Chairman of Meeting

Oella Homeowners Association
Regular Meeting of the Board of Directors
October 4, 2005

The meeting was called to order at 7:00PM by President Richard Gambrell, pursuant to notice duly given. Each member received personal notice of the meeting. Members present, in addition to the president were: Doug Hough, Steve Appler, Larry Rodbard, and Bill Roberts, constituting a quorum.

Several interested Oella Homeowners Association members living on Long Brick Row and Short Brick row attended the meeting. At the invitation of the president, the Board entertained questions and comments from these residents, and Mr. Gambrell reported that a water supply line leak at 759 Oella Avenue had been identified. The owner of said property has had the water supply shut off. This owner is proceeding to obtain bids for appropriate repairs. It is anticipated that these actions will rectify the problems of water flow that has been noted along parts of Long Brick Row and the HOA parking lot behind it.

The minutes of the September 6, 2005 meeting were presented by Mr. Gambrell, reviewed, and discussed. Upon motion duly made and seconded, and with amendments as offered by Board members, it was unanimously RESOLVED: to accept the September minutes as amended. Mr. Rodbard indicated that he would post the approved minutes to the Oella Homeowners Association (HOA) website.

Mr. Rodbard presented the Treasurer's Report. He noted that the vast majority of member homeowners are current in their dues, with only 5 members in arrears. Expenses are generally in line with budgeted projections. Mr. Rodbard reported the he is allocating appropriate funds for the operating accounts, general reserve and parking lot reserve. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the Treasurer's Report and post it as presented to the Board on the HOA website.

Mr. Hough reported for the Architectural Review Committee (ARC). He noted that the committee continues to work with homeowners at 700-706 Mary Jo Way toward resolution of ground stability issues. In addition, the ARC is advising the developer of property at 799 Hollow Road with regard to design criteria for intended development. He also reported that the ARC is preparing a policy on the use of window air conditioners.

Mr. Appler reported on the Mill Race bridge project. He stated that he is in negotiation with Ridgidply Rafters, Inc. toward a final proposal for a delivered bridge.

Mr. Appler reported on discussions he has had with Southern Management (SM) regarding the development at Oella Mill. He reported his efforts to interest SM in cooperation with the HOA in the Mill Race bridge project, noting that SM has informally expressed willingness to contribute to its costs. A discussion among Board members

ensued regarding possible future relationships between the HOA and SM, and upon motion duly made and seconded it was unanimously RESOLVED: to retain counsel to develop a plan of association between the HOA and Southern Management.

A discussion concerned the need for a Nominating Committee which would report to the next HOA Annual Meeting. After motion made and duly seconded, it was unanimously RESOLVED: to authorize the president to empanel a Nominating Committee.

New Business was addressed as follows:

Mr. Gambrill reported that he is contacting and negotiating with insurance agents and carriers in order to obtain the most cost-effective general liability insurance and directors and officers insurance.

Mr. Gambrill reported on an information request that had been received from an HOA member to examine records of the HOA. After discussion and motion made and duly seconded, it was unanimously RESOLVED: to empower the president to correspond with the inquirer with the information that HOA records are available for inspection in accordance with Article 11, Section 1 of the HOA Bylaws.

Mr. Gambrill reported that a new Board Secretary is needed, as Lynette Burns has indicated she is no longer able to fulfill these duties. After discussion, and motion made and duly seconded, it was unanimously RESOLVED: to appoint William Roberts as Board Secretary, effective immediately and for the remainder of the current Board term.

The meeting was adjourned at 9:10PM.

Respectfully submitted,

William S. Roberts, Secretary

Richard Gambrill, President

Oella Homeowners Association
Regular Meeting of the Board of Directors
November 1, 2005

The meeting was called to order at 7:00 P.M. by President Richard Gambrill, pursuant to notice duly given. Each member received personal notice of the meeting. Members present in addition to the president were: Steve Appler, Lynnette Burns, Doug Hough, Bill Roberts, Larry Rodbard, and Andreas Walter, constituting all of the members of the board.

Mr. Roberts presented the minutes of the meeting of October 4, 2005. After review and discussion, and after motion duly made and seconded, it was unanimously RESOLVED: to accept the October minutes as submitted. Mr. Rodbard stated he would post the minutes to the Oella Homeowners Association (HOA) web site.

Mr. Rodbard presented the Treasurer's Report as of October 31, 2005. Outstanding dues remain very small. Mr. Rodbard noted that the report reflects the full year's budgeted revenue, and ten months of allocated expenses. After motion duly made and seconded, and after discussion, it was unanimously RESOLVED: to accept the October Treasurer's Report as presented, and post it to the HOA web site.

Mr. Rodbard presented a draft budget proposal for 2006. A discussion included review of anticipated expense items related to maintenance and upkeep in the community, the general expectation of expense increases related to fuel costs, and the goal of keeping dues increases as low as prudently possible. A consensus was reached to propose a budget at the annual meeting of the HOA membership in December which provides for increases of 5% in the general assessment (\$11 per household), and 10% in the parking assessment (\$10 per applicable household). The resulting budgeted income for the year, net of expenses, would then be just under \$8,000.00, which the board agreed was an adequate cushion against unanticipated expenses. The budget proposal is to be posted to the HOA website, along with other items related to the annual meeting.

Mr. Hough reported to the board on the activities of the Architectural Review Committee (ARC). He noted that a proposal from one resident for exterior renovations was received last month and is under review and discussion with the owner. Work continues to establish design criteria for exterior repairs at 700-706 Mary Jo Way.

Mr. Appler reported that a deposit has been sent for purchase of the Mill Race Bridge, and that he is awaiting working drawings from the manufacturer to be used for installation and permitting. He expects drawings to be received by November 10, 2005.

Mr. Gambrill introduced a discussion regarding planning for the annual meeting of the HOA membership. After reviewing board members' availability for the meeting, it was unanimously RESOLVED: that the next Annual Meeting of the Oella Homeowners Association will be held on Tuesday, December 6, 2005, at 8:00 P.M., at the Westchester Community Center, 2414 Westchester Avenue. Mr. Rodbard will mail notices to all association members, in accordance with the bylaws.

Mr. Gambrill reported that he has appointed Lynnette Burns as Chairperson of the Nominating Committee. Ms. Burns will appoint two members of the community to serve with her on the committee. Their nominations will be reported at the annual meeting to fill the expiring terms of Richard Gambrill and Doug Hough.

Regarding landscaping needs on association property, Mr. Gambrill reported that he had met with John Cardinale of Cardinale Construction. Mr. Gambrill requested proposals for the following:

- 1) Erosion control and sediment abatement between Timber Point and the Oella Company Church parking lot;
- 2) Repairs to paving of the parking lot behind Long Brick Row;
- 3) Redressing of the open space between 1010 Oella Avenue and 970 Oella Avenue.

New business was addressed as follows:

Mr. Rodbard reported that he is working to resolve parking disputes which have been brought to the board's attention. Early resolution is anticipated.

The board discussed retaining the services of Pete Marcin, resident of Oella, as legal counsel to the HOA. Mr. Marcin was present for this portion of the meeting, and answered questions regarding his views of the role of counsel to the HOA. Topics identified on which the board desires legal opinion include clarification of the relationship between the HOA and the ARC, and guidance on the possibilities for a future relationship between the HOA and Southern Management, developers of the Oella Mill property. Mr. Marcin stated that his review of HOA bylaws and covenants and of the document titled, "Architectural Review Committee Agreement," dated November 5, 2004, leads him to the opinion that the ARC is wholly separate from the HOA and that the ARC is not subject to Article 11 of the HOA bylaws. Mr. Marcin also stated he is in agreement with board sentiment that association with the new Oella residents at the Southern Management property will have broad implications for community life, and is a process that should be carefully planned. Mr. Marcin will draw up an agreement of retainer for the board to review.

The meeting adjourned at 9:15 P.M.

Respectfully submitted,

William S. Roberts, Secretary

Richard Gambrill, President

**Oella Homeowners Association
Annual Meeting of the Membership
December 6, 2005**

President Richard Gambrill called the meeting to order at 8:05PM, due notice having been sent by mail to the membership. A total of 46 members were present, either in person or by proxy, constituting a quorum. Mr. Gambrill began the meeting by welcoming the members present and he introduced the members of the Homeowners Association (HOA) Board of Directors who were present: Steve Appler, Lynnette Burns, Doug Hough, Bill Roberts, and Andreas Walter.

Mr. Gambrill presented the budget for 2006 as proposed by the board of directors at its meeting on November 1, 2005, and invited questions and comments from the membership. Responding to a question regarding inclusion of an expense for tree maintenance, Mr. Gambrill explained that the board is aware of some trees on HOA property that will require maintenance or removal in the coming year, and the line item is its estimate of those costs. No objections to the proposed budget were raised by the membership.

Mr. Gambrill provided a general review of board activities in 2005, including progress on the Mill Race bridge project, the fact that snow removal expenses had remained within budget, board efforts which helped resolve a water leakage issue on Long Brick Row and Short Brick Row, various neighborhood improvement projects, ongoing provision of documentation related to real estate transactions, and the initiation of a relationship with the principals of Southern Management, developers of the Oella Mill.

Steve Appler gave a brief report on the Mill Race bridge project, indicating that building permit application could proceed shortly, and that expert installation could take place in the spring when the ground has thawed. Mr. Gambrill noted that expenses related to this project had been previously budgeted.

Mr. Gambrill asked Doug Hough to report on the activities of the Architectural Review Committee (ARC), of which he, along with Charles Wagandt and Pam Donegan are members. Dr. Hough reported that the ARC continues an approach of collaboration with residents who request guidance in compliance with architectural covenants, and attempts to respond to all requests within 30 days. He stated that the ARC is working toward publishing more detailed guidelines than are presently available in the "Blue Book," and noted that when the ARC adopts new guidelines they are posted to the web site. He also noted that the ARC uses guidelines published by the U.S. Secretary of the Interior, as well as the Ellicott City guidelines, to support its activities. Mr. Gambrill acknowledged that the ARC has spent considerable time on ongoing efforts of the ARC to assist property owners on Mary Jo Way to remedy the engineering problems in accordance with County codes.

Mr. Gambrill noted that a webmaster is needed to help with the HOA website, and asked the membership to consider whether anyone may be interested in serving in this capacity.

Mr. Gambrill invited general questions from the membership. Issues raised included:

1. Who is responsible for tree removal, the HOA or property owners? Mr. Gambrill explained that the HOA assumes responsibility for trees on its property. Member Henry Berger stated that Greater Oella Community Association has access to funds for tree replacement, and invited the HOA to contact GOCA if the need arises.
2. What is the status of repairs to and reopening of Oella Avenue? Mr. Gambrill reported that the county has not been specific, but that the HOA board will continue efforts to move the county forward in addressing it, and possibly ask if it is possible to reopen one lane.
3. Who will be responsible for repairs to the Pleasant Hill Road dry stack retaining wall, which shows signs of deterioration? Charles Wagandt stated that the wall is in the county right-of-way. Doug Hough stated that the HOA will continue to be an advocate with the county for needed repairs and upkeep.

Mr. Gambrill called for the election of members to the HOA board of directors. Lynnette Burns, chair of the nominating committee, presented the nominations of Doug Hough and Richard Gambrill for reelection. Mr. Gambrill invited nominations from the floor, none were offered. Ballots were distributed and members voted in person and by proxy. The votes will be counted by Secretary Bill Roberts and results presented at the next meeting of the board of directors.

The meeting adjourned at 9:00PM.

Respectfully submitted

William S. Roberts, Secretary

Richard Gambrill, President

**Oella Homeowners Association
Regular Meeting of the Board of Directors
December 12, 2005**

President Richard Gambrill called the meeting to order at 7:00PM. Each member received personal notice of the meeting. Members present, in addition to the president were: Steve Appler, Dough Hough, and Bill Roberts, constituting a quorum.

The minutes of the annual meeting held on December 6, 2005 were approved as amended and are posted to the web site.

After motion duly made and seconded, it was unanimously RESOLVED, to accept the proposed budget for 2006 as presented at the annual meeting.

Mr. Appler reported on the status of the Mill Race Bridge, noting that corrected plans are pending; when received, they can be submitted for bids.

Mr. Gambrill presented a number of topics for members to begin to think about for the coming year; there was informal discussion on each item, but no action:

- Oella 200th birthday; cooperation with GOCA toward a successful event
- Oella Mill project; invite Southern Management to begin informal discussions with the board concerning common community interests
- Letterhead; involving community in choosing a design to use for the association

Mr. Gambrill reported that the open space adjacent to 1001 Oella Avenue is in need of repair to alleviate drainage problems. If the county will build a swale to divert water that now collects on the street, the HOA will need to regrade the space to promote drainage. Additional guardrail is also needed for safety. Mr. Gambrill will pursue this with Baltimore County.

Mr. Roberts attested as to his count of ballots for the election of members to the board of directors at the annual meeting. In the uncontested election, all votes were cast for Richard Gambrill and Doug Hough.

The members present elected, by unanimous vote, the following officers of the board for 2006: Richard Gambrill, President; Doug Hough, Vice President; Bill Roberts, Secretary; Larry Rodbard.

The meeting was adjourned at 8:30PM.

Respectfully submitted,

William S. Roberts, Secretary

Richard Gambrill, President