

**Oella Homeowner's Association
Regular Meeting of the Board of Directors
January 11, 2006**

President Richard Gambrill called the meeting to order at 7:05 P.M., pursuant to notice duly given. Each member received personal notice of the meeting. Members present, in addition to the president were: Steve Appler and Bill Roberts. A quorum not being present, no action was taken on any issue.

Mr. Gambrill reported that he had received word from Treasurer, Larry Rodbard, indicating that first-quarter dues are being received as anticipated.

A member of the community requested and was granted the opportunity to address the members of the board regarding parking near the member's residence. President Gambrill stated that he would move expeditiously to attempt to resolve the issue presented.

HOA member Amanda Lauer attended the meeting, and discussed her willingness to revive the HOA newsletter, known as the "Tattler." The members present agreed that an additional form of regular communication with the membership is needed, and agreed to discuss the matter at a future meeting when more members are present. They thanked Ms. Lauer for her initiative.

Mr. Charles Wagandt was invited to inform the members present on the activities of the Architectural Review Committee (ARC). He reviewed that status of current requests before the ARC.

Mr. Gambrill reported that he has spoken to a contractor regarding the needed regrading of the open space adjacent to 1010 Oella Avenue. The contractor has agreed to inspect the site and submit a bid.

Mr. Appler reported on the status of the Mill Race Bridge. A proposal has been sent to the installation contractor, and we are awaiting final comments from the contractor, pending a final contract. The permit package has been sent to Baltimore County, a four- to five-week process. Once the permit has been received, the bridge itself can be ordered from the manufacturer, delivery being anticipated four to six weeks later. In the meantime, abutments can be built when weather conditions permit.

The meeting concluded at 8:40 P.M.

Oella Homeowner's Association
Regular Meeting of the Board of Directors
February 15, 2006

Vice President Doug Hough called the meeting to order at 7:10PM, pursuant to notice duly given. Each member received personal notice of the meeting. Members present, in addition to the vice president were: Steve Appler, Bill Roberts, Larry Rodbard, and Andreas Walter, constituting a quorum. Also present was Amanda Lauer. President Richard Gambrill was absent due to illness.

Mr. Roberts presented the minutes of the December, 2005 and January, 2006 meetings of the Board of Directors. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as presented. The minutes will be posted to the Oella Homeowners Association (HOA) website.

Mr. Rodbard gave the treasurer's report. He reported that one member is seriously in arrears in payment of dues, and discussion centered on appropriate action. Upon motion duly made and seconded, and after full discussion, it was RESOLVED: that Mr. Rodbard will send a letter to the resident requesting payment within two weeks, and a lien will be placed on the property in question should payment not be received.

Mr. Rodbard presented current financial statements, and noted that a bill recently received from Baltimore Gas and Electric is reflected in the expenses. Other expenses and revenues are near or at budgeted projections.

Mr. Rodbard and other members of the board commented that they were aware of delays in snow removal in some parts of HOA property after the recent substantial snowfall. Mr. Rodbard noted that the delay occurred because the snow-removal contractor experienced an equipment failure while doing his work that day.

Mr. Hough advised the board of the resignation of board member Lynette Burns, due to pressing career and family responsibilities. It was unanimously RESOLVED: to accept the resignation, with regret, and with the board's thanks for her service as board member, board secretary, and chair of the nominating committee.

Amanda Lauer, who had attended the January board meeting, and who has been working to revive the HOA newsletter previously known as "The Tattler," expressed her interest in serving on the board. After full discussion, and upon motion duly made and seconded, it was unanimously RESOLVED: to elect Amanda Lauer to the unexpired term of Lynette Burns.

Mr. Roberts reported on a communication received from President Richard Gambrill regarding the need for additional guardrail to protect users of the open space adjacent to 1010 Oella Avenue. Mr. Gambrill had requested bids from contractors for this work, and requested approval for expenditure of approximately \$720 to have it completed as soon as possible. After full discussion, and upon motion duly made and

seconded, it was RESOLVED: to authorize the president to proceed to have guardrail installed as required to promote the safe use of the open space adjacent to 1010 Oella Avenue.

Mr. Appler reported that final county requirements to obtain the permit for the Mill Race Bridge project had become somewhat complicated and time-consuming; however, installation in the spring still appears to be on track.

Amanda Lauer presented a draft of the revived HOA newsletter, which was enthusiastically received by the board. In discussion regarding how best to distribute it, it was decided to enclose a request in the next invoice mailing to residents requesting e-mail addresses for direct distribution for members who so desire. In addition, paper copies will be made available at the Oella Church office, and each issue will be posted to the HOA website. The board thanked Ms. Lauer for her efforts on the newsletter.

In his report to the board from the Architectural Review Committee (ARC), Mr. Hough reported that the board needed to elect its representative to the ARC. After discussion, and upon motion duly made and seconded, it was unanimously RESOLVED: to re-appoint Doug Hough as the board's representative to the ARC for an additional term of one year.

Mr. Hough also reported that the long project involving 700-706 Mary Jo Way is nearing completion, with work being done in accordance with county codes, and with guidance from the ARC.

The meeting was adjourned at 8:50PM.

Respectfully submitted,

William Roberts, Secretary

Douglas Hough, Vice President

Oella Homeowner's Association
Regular Meeting of the Board of Directors
April 5, 2006

President Richard Gambrill called the meeting to order at 7:05PM, pursuant to notice duly given. Each member received personal notice of the meeting. In addition to the president, members present were: Steve Appler, Amanda Lauer, Bill Roberts, Larry Rodbard, and Andreas Walter. Also present was counsel for the board, Pete Marcin.

Mr. Roberts presented the minutes of the February, 2006 meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as presented. Approved minutes are posted to the Oella Homeowners Association (HOA) website.

Mr. Rodbard presented the Treasurer's report, noting that income and expenses are running close to budget. Treasurer's reports are posted to the HOA website.

A resident in attendance expressed concern regarding a dead tree on HOA property near 739 Oella Avenue. Because the homeowner feared imminent potential for property damage, board members agreed to an expedited process for removal. After discussion, and upon motion duly made and seconded, it was unanimously RESOLVED: to authorize Barbara Daniels to give permission to Bartlett Tree Company to enter HOA property to render an estimate for tree removal near 739 Oella Avenue, and that Mr. Rodbard would approve expenditure for removal, provided the estimate received was deemed reasonable, in his opinion. There was further discussion regarding trees on two locations on Pleasant Hill also needing to be removed, and Mr. Gambrill will pursue securing estimates for their removal as quickly as practicable.

Mr. Appler report on the Millrace Bridge project, noting that an environmental engineer has recommended amendments to the site plan, which will be resubmitted to Baltimore County with construction specifications.

Amanda Lauer reported efforts to improve communication to and among the community. She announced that the revived newsletter is named, "The Oella Almanac." It is available on-line at the HOA website, and included in the quarterly dues mailing to homeowners. She also introduced her plan to host a blog to disseminate news and announcements of interest to the community. After discussion, and motion duly made and seconded, it was RESOLVED: to establish the Oella HOA blog, with Amanda Lauer as moderator, linked to OellaHOA.org, for the purpose of disseminating community news and information.

There was general discussion, without formal action, on topics including community social events, better use of the website, and the possibility of having a sandwich board sign somewhere in the community for posting notices of common interest.

HOA member David Lychenheim submitted a list of questions and concerns to the board, which the president took under advisement.

A discussion was held regarding the need to re-edit the “Blue Book,” which contains HOA bylaws, covenants and restrictions, and other documentation. Several members noted that copies are in distribution that may not be complete, and there was general consensus that this needs to be remedied as soon as possible. Mr. Gambrill is spearheading board efforts to bring the current edition of the “Blue Book” up to date, and, ultimately, to re-write it for better clarity. As this effort would require careful attention to detail, further discussion was tabled pending further discussion with counsel.

Mr. Gambrill reported on his ongoing efforts to secure a contractor to do parking lot repairs and maintenance. He stated that no bids have been received to date, and that he will contact additional contractors.

The meeting was adjourned at 8:50PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

Oella Homeowner's Association
Regular Meeting of the Board of Directors
May 8, 2006

President Richard Gambrill called the meeting to order at 7:20PM, pursuant to notice duly given. Each member received personal notice of the meeting. Members present were: Steve Appler, Doug Hough, Amanda Lauer, Bill Roberts, Larry Rodbard, and Andreas Walter. Also present: counsel for the board, Pete Marcin.

Mr. Roberts presented the minutes of the April, 2006 meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as presented. Approved minutes are posted to the Oella Homeowners Association (HOA) website.

Mr. Rodbard presented the Treasurer's report, noting no significant variances. Treasurer's reports are posted to the HOA website.

Mr. Gambrill summarized the status of transition of architectural control for the association from the Architectural Review Committee (ARC) and the Developer to the HOA. He noted that general discussions between members of the HOA board and the ARC had taken place, and that it was generally agreed by all that an orderly transition of control is in the best interest of the community. Mr. Gambrill stated that all steps in this direction are being taken with the advice of the board's attorney, Mr. Marcin, and that the board will keep the community informed of its actions as the process evolves.

Amanda Lauer presented a brief update on communications. She noted that there will be a new issue of the newsletter posted to the website in June. An announcement of the newsletter and a request for the names and addresses of members who do not have access to a computer will be included with the June dues invoices. The newsletter will be hand delivered to members who cannot print out a copy from a computer. Ms. Lauer also indicated that the Oella HOA blog has been updated regularly and has been received well by the community.

Mr. Gambrill reported that he had engaged a contractor to complete installation of an extension to the guardrail in the open space adjacent to 1010 Oella Avenue,, and that the work is to be completed in the very near future. Regarding trees in the community needing to be removed, Mr. Gambrill noted that he is in the process of seeking bids.

Mr. Gambrill recognized members of the Timber Point section of Oella, who expressed the wish to address the board on landscaping issues. These included the need for upkeep and general landscaping work throughout the Timber Point area, tree maintenance, and lighting in the parking area. The members present voiced that opinion that landscaping in Timber Point has not been maintained adequately in recent years. Board members and the president expressed concern, and willingness to take all reasonable steps to remedy the situation. Timber Point residents were invited to nominate one of their number to the board, and reminded that their input and involvement

in community matters is desired by the board. Mr. Gambrill pledged to work with the landscaping contractor and Timber Point residents to address their concerns.

The meeting was adjourned at 8:15 PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

Oella Homeowner's Association
Regular Meeting of the Board of Directors
June 5, 2006

President Richard Gambrill called the meeting to order at 7:10PM, pursuant to notice duly given. Each member received personal notice of the meeting. Members present were: Doug Hough, Bill Roberts and Andreas Walter. Also present: association members Charles Wagandt, Toni Mullin and Chris Innes and Pete Marcin, attorney for the board.

Mr. Roberts presented the minutes of the April, 2006 meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as presented. Approved minutes are posted to the Oella Homeowners Association (HOA) web site.

In the absence of the treasurer, Mr. Rodbard, there was no formal treasurer's report. Mr. Gambrill presented the financial statement, which is posted to the HOA web site.

Mr. Gambrill report on the status of the Mill Race bridge project on behalf of absent board member, Mr. Appler. He noted that the construction permit had been obtained, a contracted engaged to prepare the site, with construction to begin imminently.

Mr. Gambrill reported on matters related to communications with the community, on behalf of absent board member, Ms. Lauer. He reported that the newsletter is available to be downloaded from the HOA web site, or may be picked up at the church office. Amanda Lauer has offered as well to hand-deliver a copy to any member so requesting. Mr. Gambrill also reported positive feedback from the community after the launch of the HOA blog, which is linked to the HOA web site. Ms. Lauer is planning to organize a community party to celebrate the opening of the Mill Race Bridge.

In other matters, Mr. Gambrill reported that an additional section of guardrail had been installed in the open space adjacent to 1010 Oella Avenue, as planned. Removal of trees on HOA property near Short Brick Row and adjacent to 737 Oella Avenue has been completed as required to prevent damage to private property. Mulching has been completed at Timber Point, and there was discussion regarding replacement of the pine trees that had previously been topped, thus reducing their landscape value. Toni Mullen agreed to research possibilities for replacement and work with Mr. Gambrill on this. Ms. Mullen also noted the need for turf improvement to the island area; there was discussion that it is preferable to use to most environmentally friendly approach practicable, and Mr. Gambrill will coordinate with Ms. Mullen toward having this work done. There was general agreement that, due to recent episodes of vandalism, the HOA-owned parking lot at Timber Point needs lighting, and Mr. Gambrill agreed to work with the Timber Point residents and BG&E to this end. Mr. Gambrill reported that he continues to seek a remedy with the county regarding water ponding that occurs on Oella Avenue opposite Lillies Lane, since the installation of the speed bump there.

Doug Hough reported that the Architectural Review Committee is in agreement with the concept of moving architectural control, and enforcement of architectural covenants, to the HOA board. He requested that Mr. Marcin, attorney for the board, draw up a draft agreement for the transfer of such control. Mr. Gambrill will work with Mr. Marcin toward this end.

Mr. Chris Innes gave a brief presentation to the board on his efforts to begin an Oella Historical Society. Mr. Wagandt addressed the board on the topic of architectural integrity, especially pertaining to the use of window air conditioners, which is prohibited by the covenants.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

Oella Homeowner's Association
Regular Meeting of the Board of Directors
July 12, 2006

President Richard Gambrill called the meeting to order at 7:05PM, pursuant to notice duly given. Each member received personal notice of the meeting. Members present were: Steve Appler, Doug Hough, Amanda Lauer, and Bill Roberts. Also present: association members Toni Mullin, Chris Innes, and Sue Waterman.

Bill Roberts presented the minutes of the June meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as amended. Approved minutes are posted to the Oella Homeowners Association (HOA) web site.

Steve Appler reported that footings for the Mill Race Bridge have been installed and inspected by the county, concrete abutments poured, and that the site is ready for the bridge to be installed as soon as it is delivered, which is expected in the next week. Each member of the board voiced his/her appreciation for Steve's dedication to making this community improvement a reality.

Larry Rodbard presented the Treasurer's report, noting sufficient cash reserves and no significant variances from budget. Treasurer's reports are posted to the HOA web site.

Richard Gambrill reported that he met with representatives of Southern Management to identify and discuss how residents of the Oella Mill apartments will access the HOA-owned trail. It appears, he observed, that access will require easements across two areas of HOA property. Southern Management has not yet decided from where they want trail access to originate. Mr. Gambrill will remain in dialogue with Southern Management. After discussion of the need to arrive at agreements on many issues with Southern Management regarding use of HOA assets, it was unanimously RESOLVED: to form a subcommittee to be known as the Oella Mill Task Force, consisting of Richard Gambrill, Steve Appler, Amanda Lauer, and Larry Rodbard. The purpose of the task force will be to advance the interests of the HOA in its relationship with Southern Management.

Reporting on communications, Amanda Lauer reported that the announcement of the HOA newsletter was mailed with the most recent dues billings. The blog continues to generate positive response. Dr. Lauer is planning a community party to celebrate the installation of the Mill Race Bridge. After full discussion, it was unanimously RESOLVED: to budget up to \$1500.00 to fund a community bridge dedication party. Dr. Lauer felt that September would be an appropriate time for the party, and she will explore options for venue and menu.

Mr. Gambrill reported the resignation of board member Andreas Walter, which was accepted by the board, with regret. After full discussion, it was unanimously RESOLVED: to appoint Toni Mullin to fill Mr. Walter's unexpired term, in accordance

with the provision in the bylaws for filling board vacancies.

Toni Mullin reported on the results of her requests for bids from two companies for needed landscaping of the Timber Point island. After comparison of the two bids, and after general consensus that both price and environmental concerns (minimal use of toxic chemicals) were important, Ms. Mullin agreed to seek further details from the bidders and report back to the board.

Toni Mullin also reported that another act of vandalism has taken place in the parking area of Timber Point. Mr. Gambrill presented a bid from BGE for installation of lighting and power supply. After full discussion, it was unanimously RESOLVED: to approve the expenditure of \$550.00 for installation of parking area lighting at Timber Point, and additional monthly electric cost per BGE rates.

Reporting on the Architectural Review Committee (ARC), Doug Hough stated he is working with board attorney Pete Marcin on a draft agreement for transfer of architectural control from the ARC to the board, and will present it to the board when it is ready. He further reported that Pam Donegan has resigned from the ARC, and that the ARC recommends that Joseph Jones, a licensed architect and attorney, be appointed to fill the vacancy. After full discussion, it was unanimously RESOLVED: to approve the appointment of Joseph Jones, Esq., AIA, as the community representative on the ARC.

There was discussion of a property maintenance issue on Long Brick row, involving failure of the owner to meet responsibilities for lawn and trash maintenance. Richard Gambrill will communicate with the owner on the matter.

Chris Innes, who chairs the Oella Historical Society, shared ideas and insights for developing architectural controls that are consistent with historic precedent, as well as the realities of modern life. He expressed willingness to work with the board moving forward toward the establishment of architectural standards under the board's control for properties in the HOA. Board members responded with appreciation for his thoughts and agreement that his input will be welcome.

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

Oella Homeowner's Association
Regular Meeting of the Board of Directors
August 16, 2006

President Richard Gambrill called the meeting to order at 7:00 PM, pursuant to notice duly given. Each member received personal notice of the meeting. Members present were: Steve Appler, Amanda Lauer, Toni Mullin, Bill Roberts, and Larry Rodbard. Also present: association members Joe and Holly Bohart, and Rob Bote.

Bill Roberts presented the minutes of the July meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as presented. Approved minutes are posted to the Oella Homeowners Association (HOA) web site.

Larry Rodbard presented the Treasurer's Report, noting that spending remains in line with budget overall, with minor variances. Landscaping costs are currently somewhat below what was budgeted, while unforeseen expenses associated with installation of the Millrace Bridge have exceeded budget by about \$1900. Richard Gambrill remarked that Mr. Rodbard continues to provide accounting services to the HOA without charge, resulting in substantial annual saving of HOA funds.

Rob Bote addressed the board on his ongoing dialogue with the Architectural Review Committee (ARC) to resolve issues pertaining to the use of a window air conditioner in his home. Mr. Bote reported that although he has been cooperating to the best of his ability with the ARC, a workable solution had not yet been agreed upon which would provide ambient comfort to his third-floor bedroom. As matters of the exterior structure of homes within the HOA remain the purview of the ARC, no HOA board action was taken. Mr. Bote stated he will continue his communications with the ARC, in the hope that a solution can be found that all parties can live with.

Amanda Lauer reported that certain property owners on Long Brick Row are not meeting their obligations for building and grounds maintenance, including failure to paint, mow and remove trash. After discussion, it was agreed that letters would be sent to these owners reminding them of their responsibilities, and warning that they must remedy the deficiencies promptly, or they will be remedied by the HOA, at the expense of the property owners.

Regarding the ARC, Mr. Gambrill opened a discussion of a personal communication received by each board member from Doug Hough, in which Dr. Hough expressed his concern with the pace of progress in the transfer of architectural control from the ARC to the HOA board. HOA board members present then talked about the prerequisites for such transfer. These were identified as: 1) updating the "Blue Book" to correct editorial errors that have arisen over the years, 2) adoption by the HOA of written architectural standards that the HOA will use to render judgments in response to requests from property owners, and 3) adoption by the HOA of policies and procedures for architectural review and enforcement. Mr. Gambrill noted that board members had started item # 1, but significant legwork remains to be done. He further noted that this is

the first priority, since new homeowners need to be given a copy of the Blue Book, and there are currently no old copies in reserve. There was agreement that items #2 and #3 need to be completed before the transfer can take place, so that the HOA board will be prepared to assume its responsibility for architectural oversight immediately upon the transfer of authority. After full discussion, and with acknowledgement of the need to move forward expeditiously, yet deliberately, it was unanimously RESOLVED: to establish an Architectural Control Transfer Task Force to recommend policies, procedures and standards, so that an orderly transfer of authority for architectural control can be effected by March 31, 2007. Task force members will be Steve Appler, Richard Gambrill, Doug Hough, Bill Roberts, and Larry Rodbard.

Steve Appler reported that the Millrace Bridge has been installed. He is working with the contractor to assure completion of landscaping and remediation of minor private property damage that occurred as a result of the installation process. Amanda Lauer reported on a personal communication received from Doug Hough indicating that all residents of Race Road are in favor of having a grand opening community celebration in the vicinity of the bridge, and she will begin working on dates of mutual convenience.

Reporting on community landscaping issues, Toni Mullen stated that the parking area light at Timber Point has been installed by BGE. Regarding replacement of the white pine trees at Timber Point, she reported that she is seeking information from a specialist at the Tree-Mendous Maryland program, which provides trees at low-cost to homeowner associations. She reported on her comparison of bids received from two companies for the Timber Point island lawn restoration, and presented her results showing that the bid from Scientific Plant Service was the lower of the two for equal-quality work. Finally, there was discussion regarding the need to remove a fallen tree that obstructs the millrace trail between Long Brick Row and Race road, at a cost of about \$415. Mr. Rodbard noted that this expense could be covered within the existing landscaping budget.

There was discussion of how best to draw the county's attention to the apparent deterioration of Oella Avenue between Lillies Lane and Granite Hill, which might be headed towards an eventual road collapse as has occurred further up Oella Avenue. Mr. Gambrill will open discussions with Southern Management and GOCA, and a cooperative strategy developed for working with the county.

Larry Rodbard reported that one resident remains delinquent in dues after notification and warning, and the matter will now proceed to civil action.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

**Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
September 19, 2006**

President Richard Gambrill called the meeting to order at 7:04 pm, pursuant to notice duly given. In addition to Mr. Gambrill, board members present were: Toni Mullin, Steve Appler, Doug Hough, and Amanda Lauer. Other members present were Joan McClurg and Charles Wagandt.

In anticipation of his absence, Secretary Bill Roberts presented the minutes of the August meeting via e-mail prior to the meeting. Upon motion duly made and seconded, it was unanimously resolved to accept the minutes. Approved minutes will be posted to the OHOA website.

In the absence of Treasurer Larry Rodbard, review of the treasurer's report was deferred until he returns from out of town.

Steve Appler reported that the Mill Race Bridge construction and trail reconstruction are complete. Steve will meet with surveyors to assess the exact trail so the OHOA easement can be adjusted accordingly and recorded with the county. In its current form, the trail meanders slightly in and out of the OHOA's original easement.

Amanda Lauer gave a brief update on communications. A new issue of the newsletter will be posted to the webpage. The blog continues to operate smoothly. Amanda also presented ideas for two new sections of the webpage: a Mill Race Bridge section and a "newcomers" section.

Amanda Lauer next presented an update on Long Brick Row maintenance issues. Several owners have been notified of maintenance violations and are in the process of correcting the situation; however, there are several problems that remain to be resolved. Amanda agreed to continue to monitor the situation and follow up as needed. Ms. McClurg expressed her support for enforcing maintenance violations on Long Brick Row.

Toni Mullin reported another car break-in at Timber Point. Several valuable items were taken from an unlocked vehicle. Mr. Wagandt also noted two recent incidents of crime: a car break-in and mailbox vandalism. Amanda agreed to post an alert to residents on the blog.

Doug Hough gave a report from the Architectural review Committee (ARC). Dr. Hough notified the board that several members have received correspondence from an attorney regarding removal of unauthorized window air conditioners. Mr. Wagandt commented on the issue as well.

OHOA attorney Peter Marcin joined the meeting at approximately 7:45pm to advise the board on the official transfer of architectural control from the ARC to the OHOA. Attorney Marcin noted the difficulties involved due in part to a lack of comprehensive source of written policies and procedures. Discussion of the various options for how to proceed with the transfer of architectural control was discussed amongst those present. The board agreed to review a revised version of a transfer document to be provided by Attorney Marcin via e-mail. Upon motion duly made and seconded, the board resolved to contact Lisa Jensen regarding an estimate for costs related to consulting on the development of revised Architectural guidelines. Mr. Wagandt agreed to put Mr. Gambrill in contact with Ms. Jensen.

The date for the next meeting was tentatively set for October 16, 2006 at 7:00pm.

Prior to adjourning, Doug Hough presented a letter of resignation from the board, which was accepted with regret. Dr. Hough's 3.5 years of dedicated service to the board were noted. Possible replacements for Dr. Hough, who serves as the board's representative to the ARC as well as the resident agent, will be discussed at the next meeting.

The meeting was adjourned at 9:20pm.

Respectfully submitted,

Amanda Lauer, Director-at-Large

Richard Gambrill, President

Oella Homeowner's Association
Regular Meeting of the Board of Directors
October 16, 2006

President Richard Gambrill called the meeting to order at 7:00 PM, pursuant to notice duly given. Each member received personal notice of the meeting. In addition to the president, board members present were: Amanda Lauer, Toni Mullen, Bill Roberts, and Larry Rodbard. Also present: association members Ann Altemus , Joan McClurg , Chris Innes, and Charles Wagandt, and Greater Oella Community Association (GOCA) member Henry Berger.

The president presented the minutes of the September meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as presented. Approved minutes are posted to the Oella Homeowners Association (HOA) web site.

Larry Rodbard presented the Treasurer's Report, noting that the only significant departure from budget is the Millrace Bridge expense. The cost of this now complete project exceeded budget by \$7,000 due to unforeseen engineering costs. Landscaping expenses are running under budget due to reduced lawn mowing costs during a dry summer.

Amanda Lauer reported that response to the planned Millrace Bridge community party had been less than anticipated, but allowed as how additional attendees may come forward. Also with regard to the Millrace Bridge, the president reported that the trail easements are being evaluated to assure no encroachment on private property by the newly landscaped trail.

Regarding Oella Mill development, Ann Altemus noted that concerns of Long Brick Row residents regarding construction equipment noise had been successfully addressed after being brought to the attention of Southern Management.

Amanda Lauer reported no new significant developments regarding communications, noting generally positive community reaction to her many efforts to improve communications.

President Gambrill reported that communications continue with the developer and the Architectural Review Committee toward eventual transfer of architectural control to the board.

Chris Innes, speaking for the Oella Historical Society, reviewed the activities of this group and its benefits to the community as a whole, and requested investment of \$250 seed money by the HOA. After motion duly made and seconded, and after discussion, the request was unanimously approved.

The president reported on a matter of proposed litigation between two association members. As the matter does not involve the association at this time, no action was taken.

Amanda Lauer reported on continued property maintenance deficiencies on the part of a Long Brick Row owner, and that her verbal request to discuss the matter had been rebuffed by the owner. A letter will be sent to the owner outlining his obligations and penalties for failure to maintain his property as required by the association covenants and restrictions.

Richard Gambrill reported that the association's "Blue Book," which needs revision and reprinting, is ready for scanning so that it can undergo needed reformatting. Larry Rodbard will lead this effort.

The annual meeting of the association membership was set for Monday, December 4, 2006, at 8:00PM at the Westchester Center. A letter will be sent to all members announcing the meeting. Election of 3 board members will take place at this time, including the seats currently held by Amanda Lauer and Bill Roberts, and the recently vacated seat of Doug Hough.

Henry Berger reported to the board that GOCA has funds available for the purchase of trees, and offered to assist any association member who may wish to take advantage of this availability.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

**Oella Homeowner's Association
Regular Meeting of the Board of Directors
November 2, 2006**

President Richard Gambrill called the meeting to order at 7:00 PM, pursuant to notice duly given. Each member received personal notice of the meeting. In addition to the president, board members present were: Steve Appler, Amanda Lauer, Toni Mullen, and Bill Roberts. Also present: association member Charles Wagandt.

The president presented the minutes of the October meeting. Upon motion duly made and seconded, it was unanimously RESOLVED: to accept the minutes as amended. Approved minutes are posted to the Oella Homeowners Association (HOA) web site.

Richard Gambrill presented the Treasurer's Report. Treasurer's Reports are posted to the HOA web site.

A discussion took place regarding the planned transition of architectural control from the Architectural Review Committee to the HOA board, with many points of view expressed as to the appropriate approach to this complex task. It was agreed that a review of the "Blue Book" is a first step, along with adoption of specific architectural guidelines. All members had received a memo from association member Chris Innes with his thoughts, and all agreed that this memo would serve as a useful framework. Richard Gambrill will contact a real estate attorney for the purpose of having the Blue Book reviewed, in preparation for the establishment of architectural policies and procedures. Mr. Gambrill further noted that Larry Rodbard now has a scanned copy of the Blue Book, which can be used as the basis for future Blue Book editions.

Steve Appler reported that the survey of the trail near the Millrace Bridge is completed, that the trail does deviate from the established easements in minor respects, and that the easement lines will be redrawn to encompass the trail, as it now exists.

Bill Roberts reported that the notice of the annual meeting had been prepared and delivered to Larry Rodbard for mailing.

Mr. Gambrill reported that Southern Management, developers of the Oella Mill, were contacted with a request that they install a cell phone signal booster device as part of their development plan. A reply is pending.

Toni Mullin reported that she would contact a tree removal company regarding the need to remove a dead tree from the open space between Lillies Lane and the river.

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

William Roberts, Secretary

Richard Gambrill, President

**Oella Homeowners Association
Annual Meeting of the Membership
December 4, 2006**

President Richard Gambrill called the meeting to order at 8:05PM, due notice having been sent by mail to the membership. A total of 49 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, Amanda Lauer, Toni Mullen, and Bill Roberts.

Mr. Gambrill presented the budget for 2007, and invited questions and comments from the membership. Upon motion duly made and seconded, the membership voted unanimously by voice vote to adopt the budget as presented. The budget, as approved, is posted to the HOA web site.

Mr. Gambrill provided a general review of board activities in 2006. His comments are contained in the president's message which is posted to the HOA web site.

Mr. Gambrill requested that association member and ARC member Charles Wagandt report to the community for the Architectural Review Committee. Mr. Wagandt reported that the ARC and the HOA board have continued to work toward transition of responsibility for both architectural review and enforcement to the HOA board. He cited contributions from association member Chris Innes, and from ARC member Joe Jones as being particularly helpful.

An "open mike" session included questions from association members on various issues affecting the community, including:

1. The presence of a silt fence in poor repair at the bottom of the slope from 700 to 706 Mary Jo Way, abutting the Short Brick Row parking lot, with a recommendation from Mr. Gambrill that replacement of the fence with plantings be done in the spring of 2007 when the plantings would have the best chance of becoming well established to prevent erosion.
2. A "super silt fence" at 799 Oella Avenue. Mr. Wagandt stated that the owner of the property is aware of the need for remediation.
3. Kristen Sheets expressed the thanks of the community for the successful completion of the Millrace Bridge. Mr. Gambrill congratulated Mr. Appler for his leadership in this project.
4. A request for more up-to-date postings to the HOA web site. Mr. Gambrill responded that the board will look at this issue in the near future.
5. A request for better maintenance of the common area opposite Lillies Lane, where poor drainage results in water pooling. Mr. Gambrill responded that this is a project he has been, and continues to, work on.

6. A general discussion of the status of repairs by the county to Oella Avenue. Dr. Lauer reported that, per the county's newsletter, a contract has been awarded and work is to begin as early as January.

Mr. Gambrill, chair of the Nominating Committee, called for the election of members to the HOA board of directors, and presented the slate of nominations from the Nominating Committee. Standing for election were: Chris Innes, Amanda Lauer, and Bill Roberts, with three seats on the board up for election. Charles Wagandt nominated Marcia Ames. Ballots were distributed, and counted by association members Ann Altemus and Joan McClurg. Mr. Gambrill reported the following results of the balloting: Dr. Innes received 47 votes; Dr. Lauer received 48 votes; Ms. Ames received 34 votes; and Mr. Roberts received 14 votes. The board will announce final confirmation of the election results, pending verification of proxy ballots.

The meeting adjourned at 9:20PM.

Respectfully submitted

William S. Roberts, Secretary

Richard Gambrill, President