

**Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Center
January 8, 2007**

President Richard Gambrill called the meeting to order at 7:07 pm, pursuant to notice duly given. In addition to Mr. Gambrill, board members present were: Toni Mullin, Larry Rodbard, Chris Innes, Marcia Ames, and Amanda Lauer. Other members present were Ruth Simmons, Henry Berger, and Charles Wagandt. Steve Appler was unable to attend.

In anticipation of his absence, 2006 Secretary Bill Roberts presented the minutes of the 2006 annual 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.

Treasurer Larry Rodbard presented the Treasurer's report and noted that the OHOA finances continue to be in good standing. Mr. Rodbard has begun accepting yearly payments as an alternative to quarterly payments for those residents who find this option to be more convenient. This process will reduce the time and resources required for billing and processing payments.

Officers for 2007 were unanimously elected as follows: Richard Gambrill, President; Larry Rodbard, Treasurer, Amanda Lauer, Secretary. Election of a Vice President is pending consultation with Steve Appler. Upon motion duly made and seconded, Chris Innes was appointed to serve as the board's representative on the Architectural review Committee (ARC).

President Richard Gambrill reported that he has begun a dialogue with an attorney who specializes in homeowners association law, Susan Rapaport, regarding the review and possible revision of the Covenants, Conditions, and Restrictions ("blue book"). Chris Innes reported that Attorney Rapaport's services were used by the homeowners association of the neighborhood that he resided in before moving to Oella, and that he found her work to be of good quality. The OHOA plans to continue to retain Attorney Peter Marcin for legal advice as needed. Larry Rodbard reported that the blue book has been scanned and an electronic text document has been created. The document still needs to be checked thoroughly to make sure all appropriate documents are included before it can be made available on the webpage. Richard Gambrill reported that he recently had more printed copies of the blue book made that may be provided to homeowners or realtors at a cost of \$25 each.

Charles Wagandt delivered a report from the ARC and reiterated his desire for the board to approve a revised document that he presented to the board in October to transfer architectural control to the board. A disagreement remains over one of the clauses included in the document concerning who is responsible for past ARC business that may be unresolved. Chris Innes requested that the board defer further discussion on the topic until the next meeting so he could have an opportunity to review the appropriate materials. Mr. Wagandt also reported that Joe Jones has agreed to remain on the ARC until a replacement is found.

Toni Mullin reported that she has been corresponding with Nittan Kadoo, a road engineer for the county, regarding the deteriorating portion of Oella Ave. between Granite Hill and 1102 Oella Ave. The county was scheduled to survey the road on Jan. 8.

Residents of Pleasant Hill expressed concerns regarding parking problems. Specifically, a resident has been parking in such a manner as to block cars into their spaces. Richard Gambrill

and Amanda Lauer pledged to attempt to resolve the matter by contacting the resident who owns the offending vehicle.

Mr. Gambrill further reported that, after many months of searching, he has identified a contractor who will repaint parking space numbers and lines in the Spring. Repaving of the Long Brick Row and Pleasant Hill parking lot was discussed. Amanda Lauer reported that Greenwood Towing claims they no longer tow cars for the OHOA. Marcia Ames volunteered to investigate the matter. Dr. Lauer also commented on the need to obtain parking tags for use by OHOA residents before the opening of the Oella Mill in April or May. The tags will help ensure that only OHOA residents and their guests are parking in OHOA lots.

Discussion of the "business plan" for 2007 was deferred until the February meeting due to time constraints.

The meeting was adjourned at 8:48 pm.

Respectfully submitted,

Amanda Lauer, Secretary

Richard Gambrill, President

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Center
February 12, 2007

President Richard Gambrill called the meeting to order at 7:08 pm, pursuant to notice duly given. In addition to Mr. Gambrill, board members present were: Chris Innes, Marcia Ames, Larry Rodbard and Toni Mullin. Other members present were Joan McClurg, David Lychenheim, Ann Altemus, and Pete Marcin. Amamda Laurer was unable to attend.

The president was unable to present the minutes from the January 2007 meeting. They will be presented for approval at the next Board of Directors meeting.

Treasurer Larry Rodbard presented the Treasurer's report. Since beginning to accept yearly payments, between 20-30 members have paid for the entire year. The OHOA finances continue to be in good standing, however it was noted that delinquencies are up slightly.

Chris Innes provided an update for the ARC. On February 3, the ARC met with Vickie Stelljes and Linda Burton of 704/706 Mary Jo Way regarding the black railing on their patio. A letter recapping the discussion was drafted and sent to the homeowners. The ARC is in the process of incorporating the homeowner's comments in anticipation of the homeowners attending the next scheduled Board of Directors meeting to discuss this matter. The ARC will be sending out a letter with the March dues reminding all homeowners of the ARC guidelines and approval process. Chris also reported on the ongoing issues with the landlord at 752 Long Brick Row. Charles Wagandt continues to work with the landlord to resolve the ARC issues.

Next Chris Innes provided a report for the Oella Historical Society. So far the Group has not needed the \$250 startup money the Board agreed to provide. The Group plans to apply for a \$20000 grant from the Maryland Historical Trust. This will be used for a both a written and oral history, as well as a walking tour of Oella. The Group also agreed to supply Jay Patel with introductory text and photos for a book on Oella's Bicentennial.

The landscaping report was provided by Toni Mullin. She provided the Board and members with a PowerPoint presentation of the current state of our landscaping as well as ideas for future improvements. She will follow up with a budget request.

President Richard Gambrill addressed the 2007 OHOA Goals and Objectives. They will include: CCR update/revisions, ARC transfer, Oella Mill development, parking lot maintenance, landscaping revisions, speed bump/water issue at Lillies Lane and improved access on Herring Hill.

The final discussion was regarding ARC transfer from the developer to the HOA. Attorney Pete Marcin advised that it would be in the best interest of the HOA to have an attorney that specializes in HOA matters represent the OHOA. Richard Gambrill will contact an attorney to draft a response to the revised transfer agreement from the developer.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,

Toni Mullin, Director at Large

Richard Gambrill, President

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Center
April 9, 2007

Secretary Amanda Lauer called the meeting to order at 7:08 pm, pursuant to notice duly given. Board members present were: Toni Mullin, Larry Rodbard, Chris Innes, and Amanda Lauer. Other members present were David Lychenheim, Anne Altemus, Dawn Sage, and James Ravenscroft. President Richard Gambrill and Director-at-large Marcia Ames were unable to attend.

Upon motion duly made and seconded, it was unanimously resolved to accept the February minutes (posted online and circulated to board members prior to the meeting), which were not reviewed at the March meeting.

Treasurer Larry Rodbard presented the Treasurer's report and noted that the OHOA finances continue to be in good standing. Following a question from a member, Mr. Rodbard left the meeting at 7:14pm.

Due to the lack of a quorum at this point in the meeting, the board was unable to take official action on agenda items. Board members and other attendees proceeded with informal discussions about miscellaneous community issues including the transfer of architectural control from the developer, recent vandalism on Oella Ave., board of directors appointments, and landscaping.

These minutes shall also serve as record of a closed meeting of the board of directors which occurred on March 12, 2007 at 7:00pm. The purpose of the closed session was to discuss legal documents and consultation pertaining to the transfer of architectural control.

Respectfully submitted,

Amanda Lauer, Secretary

Richard Gambrill, President

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Center
May 14, 2007

President Richard Gambrill called the meeting to order at 7:02 pm, pursuant to notice duly given. Board members present were: Larry Rodbard, Toni Mullin, Chris Innes, and Marcia Ames. Other members present were Richard Pearl, Henry Berger, Anne Altemus and Kathy Tompkins.

Upon motion duly made and seconded, it was unanimously resolved to accept the April minutes (circulated to board members prior to the meeting).

Treasurer Larry Rodbard presented the Treasurer's report and noted that the OHOA finances continue to be in good standing. Several members are in arrears, including the owner of 937 Oella Ave whose home is now for sale. Richard Gambrill will contact the realtor regarding the situation. Mr. Rodbard noted several errors in variance column of the report, which he will correct following the meeting.

Director Chris Innes reported on recent ARC happenings. The ARC has reviewed several new requests without problems. The issue of the black railing installed at 706 and 704 Mary Jo Way against the approval of the ARC was addressed. The owners will be notified that they have an opportunity for a hearing in front of the board of directors at the June meeting before a fine may be levied for the violation. Following a unanimous vote, it was RESOLVED that the owners of Mary Jo Way shall each be fined \$100 for installing a railing behind their properties against the approval of the Architectural Review Committee and that the board directs the Treasurer of the Oella Homeowners Association to take such steps as are necessary to collect these fines. It was further RESOLVED to notify the owners of 706 and 704 Mary Jo Way of a hearing to be held during the board meeting on June 4, 7:00pm at which time they may present any objections that they have to the prior resolution. Failure to do so will result in fines.

Dr. Innes next discussed progress on the Architectural Control Transfer Agreement text following Attorney Susan Rappaport's advice. It was unanimously RESOLVED that the document be accepted by the board, to be forwarded for review by the board's counsel and the developer (The Oella Company, Charles Wagandt) and his counsel, and posted on the HOA website for comment from the community. Director Marcia Ames will type up section of the CCRs referred to in the transfer document so that homeowners may review all pertinent information. The developer Charles Wagandt expressed his general support of the document at this time. Several questions from members regarding the transfer document were entertained.

President Gambrill moved on to the issue of the Mill Liason Committee. Mr. Gambrill is awaiting a reply from Richard Hillman of Southern Management regarding a meeting. The main issue to deal with at present is access to the Mill Race Trail. Other issues mentioned were traffic, pets, and deteriorating road conditions. Director Marcia Ames inquired about the illegal passage of mill construction trucks through the closed portion of the road. Mr. Gambrill reported that the mill developers were told that the condition of lower Oella Ave. (below 1102) has not

deteriorated. This information conflicts with what some residents of Oella Ave. were told by the surveyors.

Director Amanda Lauer reported that a new issue of the HOA newsletter is complete. Dr. Lauer also reported that she will be taking over as webmaster, a duty formerly filled by Mr. Rodbard. There will be a transition period during which Dr. Lauer's and Mr. Rodbard's duties as webmaster will overlap.

Director Toni Mullin reported on some recent problems with the quality of landscaping services currently being provided by Neighborhood Lawn care. Ms. Mullin has obtained several bids from other firms for landscaping services and snow removal. The bids will be reviewed by the board for further consideration at the June meeting. Richard Gambrill is currently working on contracting trimming of several trees and limb removal in the neighborhood. He and Ms. Mullin will solicit more bids for some of the work.

New business:

The board has not heard anything further regarding a proposal by Southern Management to build a trash receptacle at Stone Row. Recent hazards posed by mill construction traffic were discussed. Parking areas at the mill, renewal of the towing contract with Greenwood towing, and the possibility of HOA parking tags were also discussed. The parking issue will be revisited at the June board meeting.

The board unanimously RESOLVED to designate Marcia Ames of 743 Oella Ave., Ellicott City, MD, 21043 as the HOA resident agent. The board appreciates the service of the previous resident agent, Doug Hough.

The need to find a new provider of accounting services coincident with the end of Treasurer Rodbard's term in December of 2007 was discussed. Several firms will be investigated.

Two members of the HOA have volunteered to fill the remainder of the terms of Steve Appler and Doug Hough. It was unanimously RESOLVED to appoint Anne Altemus to fill the remainder of Steve Appler's term and Kathy Tompkins to fill the remainder of Doug Hough's term. Amanda Lauer resigned her position of secretary. Kathy Tompkins was appointed to serve as Secretary for the remainder of 2007. Chris Innes was appointed to fill the vacant position of Vice President. All voting was unanimous on board positions.

Member Henry Berger reported that several trees at Herring Hill that have been damaged or are dead. Mr. Berger requested that the board send a letter to the six homeowners asking them to refrain from further damaging the trees.

David Lychenheim inquired about an earlier correspondence to the board regarding the process of keeping a record book of resolutions to approve budget expenditures. Treasurer Rodbard explained that resolutions are not made for routine expenditures that are within the approved, but they are made for expenditures that are beyond the approved budget. Discussion ensued.

These minutes shall also serve as record of a closed meeting of the board of directors which occurred on April 23, 2007 at 7:00 pm. The purpose of the closed session was to discuss legal documents and consultation pertaining to the transfer of architectural control. It was unanimously *RESOLVED*: That the Oella Homeowners Association complete the following steps by November 1, 2007,

- 1) Work with legal counsel to develop any necessary amendments to the Declaration of Restrictions and the Declaration of CCRs to terminate the Developer's expansion rights, right to approve further amendments, and to effectively transfer the authority for architectural controls from the Developer to the HOA.
- 2) Design a campaign to gain the necessary approval of the amendments by the HOA Members.
- 3) Through a process that includes a committee appointed by the Board, the Developer, legal counsel, and a professional preservationist, develop written policies and procedures for the Oella Architectural Review Committee's; membership, structure, and voting rights; review, approval, and appeal process; and policies for the enforcement of architectural controls.
- 4) Finalize a transfer agreement by which the Developer consents to and formally transfers by assignment the authority for architectural controls to the HOA.

Due to a scheduling conflict, the June board meeting was rescheduled for June 4, 2007 at 7:00pm.

The meeting was adjourned at 8:48 pm.

Respectfully submitted,

Amanda Lauer, Secretary

Richard Gambrill, President

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
The Oella Church Building

June 4, 2007

President Richard Gambrill called the meeting to order at 7:06 PM, pursuant to notice duly given. Board members present were Larry Rodbard, Chris Innes, Amanda Lauer, Marcia Ames and Anne Altemus. President Gambrill mentioned that Director Toni Mullen will not be attending the meeting tonight. Other members present were David Lychenheim, Vickie Crawford, Mitch Crawford, Linda Burton and Dan Burton.

The May minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by President Gambrill and seconded by Treasurer Rodbard, it was unanimously resolved to accept the May minutes. Director Amanda Lauer will post the approved May minutes to the OHOA website.

Treasurer's Report

Treasurer Larry Rodbard distributed the following documents to all members present at the meeting; Balance Sheet and Statement of Earnings, As of May 31, 2007. Treasurer Rodbard presented the Treasurer's report and noted that the OHOA bank account is stable and the finances continue to be in good standing. Below are the highlights of the Treasurer's report:

- Treasurer Rodbard noted that nothing had transpired in June with the exception of the finance charges for those members who didn't pay their dues by May 31st, which amounted to a little more than \$20.
- Treasurer Rodbard provided a status on the collection of the association dues; a dozen or more members or delinquent in not paying their April 1st invoice, 3-4 members or in arrears of a year or more and 30-40 members have prepaid their dues for the entire year.
- Treasurer Rodbard stated that The Accounts Receivable on the Balance Sheet shows a \$-205.94 which is not going to give a true figure because it is the net effect of all of the prepayments as well as the delinquencies.
- Treasurer Rodbard mentioned that the Bank of America's Parking Reserve account is up-to-date as of June 30th with the 1st and 2nd quarter portions posted to that account.

Treasurer Rodbard asked for board approval to send out a letter of threat to those 3-4 association members who are in arrears for more than a year. This letter will be mailed with the June 1st statements that will go out in a few days. Several questions were raised by various board members pertaining to the arrears amount (\$1800 is the total amount), opportunity to contact the Treasurer (yes, consistently and to contact him concerning payment options), rental properties (no rental properties involved, all homeowners) and any homeowners with special circumstances (yes, there is one homeowner). Treasurer Rodbard stated that the letter would state that these homeowners must pay the arrear dues by June 30th or the matter will be turned over to an attorney for collection with the cost

for legal action and collection born by the homeowner. Treasurer Rodbard made a motion to the board authorizing him to send out a letter to those 3-4 homeowners who are in arrears more than a year to pursue legal action to collect past dues plus the cost of attorney fees and collection fees which will go out with the June 1st statement and must either be paid by June 30th or contact the treasurer to arrange payment options. Treasurer Rodbard stated that the initial cost to pursue legal action will be born by the OHOA. President Gambrill stated that the attorney and legal fees alone will amount to 30% of the monies owed. The motion was seconded by Director Innes and unanimously approved by the board.

President Gambrill entertained two questions from the floor which were raised by Mr. David Lychenheim. The first question was addressed to Treasurer Rodbard and concerned how the snowplow overage variance is paid and the second question was addressed to the entire board that concerned collection procedures. Treasurer Rodbard responded to Mr. Lychenheim's first question stating that the monies are paid from the parking lot reserve fund and further explained that all the money is not budgeted upfront. Discussion ensued among the board members stating that the collection policy in the blue book does not provide any "courtesy" letter procedures for collecting past due monies, instead a property lien will be assessed if dues have not been paid. Every homeowner receives an invoice which is a written record of dues owed and paid. It was highly recommended by Mr. Lychenheim to have specific procedures in-place for the notification and a schedule for the collection of outstanding past dues so that each member clearly understands the actions which may be taken by the board for collection of past dues.

Hearing – 704 & 706 Mary Jo Way Residents

President Gambrill turned the meeting over to Director Chris Innes to conduct the hearing for the residents of 704 and 706 Mary Jo Way. Mr. Innes addressed the residents by stating that at the last board meeting, 2 resolutions were passed; the first one being that the owners will be notified that they have the opportunity for a hearing in front of the board of directors at the June 4th meeting before a fine may be levied for the violation. Following a unanimous vote, it was RESOLVED that the owners of Mary Jo Way shall each be fined \$100 for installing a railing behind their properties against the approval of the Architectural Review Committee (ARC) and that the board directs the Treasurer of the OHOA to take such steps as are necessary to collect these fines. It was further RESOLVED that the OHOA Board reaffirms the decision made by the ARC and asks the homeowners to comply with the ARC's decision.

Director Innes turned the floor over to Mary Jo Way resident, Mr. Dan Burton, to address the board. The following are highlights of Mr. Burton's discussion:

- The railing was installed to meet Baltimore County safety regulations. The residents were duly notified by Baltimore County that they had 30 days to put up a railing to meet safety compliance regulations or a fine of \$100 per day would be assessed.
- The contractor hired by the Mary Jo Way residents had recommended the black railings and the Mary Jo Way residents had surveyed other residents of Mary Jo

Way and other residents below their residence to obtain their feedback on the contractor's railing recommendation. All residents surveyed agreed with the contractor's recommendation.

- Several architectural drawings depicting the black railing was presented to the ARC and the ARC came back with a decision that the railing should be white because of historical continuity but was open to further discussion. The ARC told the residents that a historical architect was coming in and would provide consultation on the Mary Jo Way resident's railing proposal. The Mary Jo Way residents never received any feedback from the ARC as a result of that consultation.
- The Mary Jo Way residents had surveyed the Oella community and determined that various other railing types (pressure-treated wood, green wood, etc.) had been constructed throughout the neighborhood.
- The Mary Jo Way residents received no final written notification or registered mail from the ARC stating that the railings installed on Mary Jo Way must be white.

As a result of Mr. Burton's presentation to the board, the following highlights are from the board's discussion:

- A discussion ensued as to the timeline of events that had transpired with regards to the railing issue. It was determined from the various discussions between the board members and residents that more than 30 days had elapsed between the original presentation to the ARC without any official written notification to the Mary Jo Way residents that they would have to comply with the ARC's decision on painting the railings white. President Gambrill stated that it was the responsibility of the developer or developer's agent to respond within 30 days.
- After much discussion as to where the 30 day response is documented, Director Lauer found the following passage in the blue book, Section 4.4, Process, pgs 23-24, item (c). "Unless the Developer, by written notice to the applicant, disapproves any Plans submitted to it or approves them only upon the satisfaction of any specified condition, as aforesaid, within thirty (30) days after such Plans are submitted to the Developer, the Developer shall conclusively be deemed for all purposes of this Declaration to have approved such Plans unconditionally for each Lot for which they were so submitted."
- Director Anne Altemus noted that she appreciated the discussion from the Mary Jo Way residents because she had a better understanding of the facts of the case. Director Altemus noted that the ARC failed to provide a written response to the Mary Jo Way residents within 30 days and also they didn't get the support necessary to comply with the rules. Director Altemus recommended that the board's focus moving forward should be on developing and building a strong ARC so that people know ahead of time what rules they have broken.
- Another recommendation made to the board was to have a process in place to provide the homeowners with approved architectural standards (for example, exterior paint colors) to aid in the application and approval process for future renovations. President Gambrill stated that this is the intention of the board's direction moving forward.

- The board members voted on a motion made and duly seconded in favor of the ARC and to impose the \$100 fine. 5 board members voted against the motion and 2 members were in favor of the motion. It was RESOLVED not to fine the Mary Jo Way residents and that the decision made by the ARC concerning the installation of the black railings was not affirmed because the ARC failed to provide written notification to the Mary Jo Way residents of their decision within 30 days.
- Further discussion ensued concerning the need for the board to support decisions made by the ARC. It was unanimously RESOLVED that the OHOA Board tonight and moving forward supports the ARC process provided that the process is followed according to the bylaws.

Mill Liaison Discussion

President Gambrill reported that he still has not been able to get in touch with Mr. Richard Hillman of Southern Management. Issues that need addressing are the Mill Race Trail, parking issues, parking enforcement and the installation of a cell phone tower/receiver. Other issues mentioned were the need to increase the number of Mutt Mitts stations since Southern Management will be allowing the residents to have small pets, exterior mill lighting plans, hopefully non-intrusive, and trash receptacle locations. President Gambrill mentioned that he would like to get another tour of the mill to see what progress has been made to-date.

With the departure of Steve Appler from the board and as a member of the Mill Liaison committee, and after much discussion, it was decided that the following board members; Richard Gambrill, Marcia Ames, Anne Altemus and Larry Rodbard would comprise the core Mill Liaison committee.

Communications

Director Lauer reported that she has received all the documents from Treasury Rodbard. The website is almost completed. Outstanding documents are bios from Director Altemus and Secretary Kathy Tompkins and the May financial documents. Director Lauer mentioned that she would like to post Treasurer Rodbard's scanned blue book which would be very beneficial and an available reference for all Oella residents to access. Treasurer Rodbard responded that there is only 1 page missing from the scanned blue book which pertains to the legal description of the property. President Gambrill mentioned that he wants to ensure from one of the Real Estate agents concerning the legality before proceeding to post to the OHOA website. Further discussion ensued from the board members regarding recording numbers and the reference to the original documents, replacement blue book charges (\$25 replacement fee) to the resident.

Landscaping

Director Toni Mullen was not present at the meeting to provide an update. Director Rodbard reported that the mulching was completed on Pleasant Hill. Discussion ensued concerning the quality of the landscaping work that the current contractor is providing to the Oella community. Director Lauer mentioned that Director Mullen has put in extra effort on her vacation time to ensure that the landscaping contractor is maintaining the

common areas properly. President Gambrill mentioned that Director Mullen took the initiative to solicit bids from 3 other landscaping contractors. Another discussion ensued as to whether it is the right time to consider looking at one of the submitted proposals. Director Lauer responded that switching to another contractor may be more time consuming because Oella is a community with many parcels and the landscaping is done differently for each one. It was agreed upon that the decision to consider another landscaping contractor be re-considered when Director Mullen returns. Director Rodbard mentioned that the landscaping bills are not paid unless Director Mullen is satisfied with the work completed by the contractor.

New Business

Trash Receptacle – President Gambrill reported that there is no news to report since he hasn't heard from Southern Management.

Oella Avenue Repairs – It was reported that the new date for the repairs to begin was June 1st and that the pavement has been sprayed with letter markings. Treasurer Rodbard stated that he would follow-up with the progress on the repairs and report back to the board.

S-Curve Parking – Discussion ensued that this still presents a problem and is a dangerous situation. Also, it was mentioned that the sign has been posted again by the Trolley Stop prohibiting tractor trailers on the s-curve. This issue arises each time there is a new sub-contractor involved with the Mill development project. Mr. Charles Wagandt has allowed Southern Management the use of the lot adjacent to Granite Hill for the loading and unloading of trailers.

Director Marcia Ames mentioned to the board that the road is caving in next to the Mill Power House. She noticed that cones had been placed in the area where the road has caved in.

Vandalism – Police Management – It was reported that the man reported to police burning tires is now carrying a sword and that a Lillies Ln resident reported a naked man sitting on a rock by the river. Police are aware of the man carrying the sword and reported that he is harmless.

CCR, ARC Transition Update

This discussion was deferred later in the meeting so that Mr. Charles Wagandt would be present to provide the board with an update. Mr. Wagandt was not able to make the meeting so Director Innes provided an updated status.

Director Innes reported that the outstanding item concerns the transition document which was sent out to Ms. Susan Rappaport and he has not heard back from her. Director Innes stated that he would follow-up with her concerning the status of her review of the document. Also, he will follow-up with Mr. Wagandt to ensure that his attorney has received the document and find out when it will be reviewed. Director Innes next referred to action clause #3 that was passed at the closed board meeting on April 23 and

documented in the May 14 meetings which have been published on the OHOA website. He read the clause to the board “through a process that includes a committee appointed by the Board, the Developer, legal counsel, and a professional preservationist, develop written policies and procedures for the Oella Architectural Review Committee’s; membership, structure, and voting rights; review, approval, and appeal process and policies for the enforcement of architectural controls.” Director Innes stated that our next item of action is to form the committee. He recommended Ms. Lisa Jensen to serve on the committee as the historical preservationist, Ms. Rappaport to provide legal consultation, and recommended other former committee members; Doug and Pam. Discussion ensued concerning the preservationist’s role on the committee and other possible candidates that may also be qualified to serve on the committee as the historical preservationist. Director Innes stated that the role of the preservation is to serve only in the role as a consultant once the guidelines have been developed by Director Innes. It is not the board’s intention to have the preservationist take the lead role on this initiative.

The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Richard Gambrill, President

**Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Community Center**

July 9, 2007

President Richard Gambrill called the meeting to order at 7:09 PM, pursuant to notice duly given. Board members present were Larry Rodbard, Toni Mullin, Amanda Lauer, Marcia Ames and Anne Altemus. President Gambrill mentioned that Chris Innes and Kathy Tompkins will not be attending the meeting tonight. Other members present were David Lychenheim.

The June minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by President Gambrill and seconded by Director Marcia Ames, it was unanimously resolved to accept the June minutes. Director Amanda Lauer will post the approved June minutes to the OHOA website.

Treasurer's Report

Treasurer Larry Rodbard presented the Treasurer's report and noted that the OHOA bank account is stable and the finances continue to be in good standing. There are still some members who are late on payment of their dues. Treasurer Rodbard mentioned that the letters had been sent out to those members whose dues are in arrears and they have until the 15th to respond back to him.

Old Business

ARC Status – A discussion ensued concerning the OHOA Board's legal and financial responsibility with regards to the developer (Mr. Charles Wagandt) pursuing a legal course of action against the residents of 704 & 706 Mary Jo Way for failure of required compliance without consent of the Board of Directors. From this discussion, Treasurer Rodbard made a motion to have President Gambrill seek council's (Attorney Susan Rappaport) advice concerning the legality of disbanding the 2004 Agreement, whether the OHOA should enter into litigation with regards to the Mary Jo Way legal action, and what are the OHOA's financial responsibilities with regards to this legal action. The motion was seconded by Director Anne Altemus and unanimously approved by the board. Treasurer Rodbard made another motion to add \$1000 to the legal budget to cover association costs associated with the above approved motion. The motion was seconded by Director Altemus and unanimously approved by the board.

CCR Status - A discussion ensued discussing the need for review of existing CCR's. Director Amanda Lauer made a motion to establish a CCR Review Committee with Director Lauer and Altemus as members of this committee. The motion was seconded by Director Altemus and unanimously approved by the board. [the resolution was later rescinded during a closed session of the board on August 6, 2007]

Landscaping – Director Toni Mullin responded that everything is quiet. Director Mullin mentioned that she had responded to Ann Whelan's concerns regarding the hillside at

Timber Point (non HOA member). A discussion ensued concerning tree removal and President Gambrill stated that he will follow-up on tree removal services.

Board News

President Gambrill tendered his resignation as President of the Board effective after the board meeting. The Board accepted his resignation as President and nominated Director Lauer to replace him as President. The board unanimously approved the appointment of Director Lauer as President effective August.

Other Business

Parking Lot Maintenance – Discussion ensued as to the need for lot maintenance. Maintenance issues such as space numbering/renumbering and painting/repainting were discussed.

Parking – Discussion ensued concerning parking in reserved spaces belonging to HOA residents, taking up more than the allotment of spaces and illegal parking of vehicles where signs prohibiting parking have already been posted.

President Gambrill called for the meeting to be adjourned and Treasurer Rodbard seconded the motion. All board members agreed to adjourn the meeting.

Respectfully submitted,

Kathy Tompkins, Secretary

Richard Gambrill, President

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Community Center

September 10, 2007

President Amanda Lauer called the meeting to order at 7:03 PM, pursuant to notice duly given. Board members present were Larry Rodbard, Chris Innes, Kathy Tompkins, Toni Mullin, Marcia Ames and Anne Altemus. Other members present were Charles Wagandt, Liz and David Lychenheim.

The July minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by Director Chris Innes and seconded by Director Marcia Ames, it was unanimously resolved to accept the July minutes. President Lauer will post the approved July minutes to the OHOA website.

President's Report

- Dead tree(s) removal completed in several areas.
- OHOA Attorney is now sending bills to the OHOA post office box rather than sending them directly to Director Innes.
- New OHOA board email address. All emails sent to this address are automatically forwarded to each board members email address.
- Mutt Mitts – Economized by researching alternative mitts resulted in less money and increased quantities (1000, 1-ply versus 800, 2-ply) per case order.
- Mill Parking Issues and Noise – Numerous complaints received from OHOA residents concerning the noise and illegal parking of cars by construction crew. Mill contractors contacted repeatedly with requests to address the problem – warnings from general contractors to subcontractors re-issued.
- Long Brick Row – Guests are parking in numbered spaces. President Lauer suggested purchasing personalized parking signs (\$40) indicating “Numbered Spaces Are For Residents Only” which would be posted at the Mutt Mitt stations. Board discussion ensued that this would be a good idea as long as the parking signs are posted in prevalent areas, e.g. visible to people pulling into the spaces. It was suggested that a better long term solution would be numbered parking tags.
- A neighbor of a vacant property is concerned with the tree dangling over the roof gutters. Treasurer Larry Rodbard will follow-up with the realtor and report a status back at the next board meeting.
- Annual Board Meeting – President Lauer has received a request to hold the meeting in warmer months to increase attendance. This matter will be considered for next year's annual meeting.
- Maryland House and Garden Pilgrimage – President Lauer reported that she received a request from Ms. Lisa Baum for a list containing OHOA residents and addresses for the purpose of ticket solicitations, since Oella is one of several historic communities involved with this activity. Board discussion ensued as to privacy issue concerns. After much discussion, Director Richard Gambrill made

a motion to release the list of Oella residents, the motion was seconded by Dr. Innes. The vote was taken and the board did not approve the motion.

Architecture Review Committee (ARC) Report

Director Innes reported that some residents erected a deer fence on their property without prior approval from the ARC. Director Innes is requesting the board's approval to send a letter (draft letter was sent out to all board members via prior to the meeting) to the residents informing them that they need to remove the fence or submit a retroactive application and plans to the ARC for approval or a fine will be imposed, subject to a hearing if requested by the homeowners. After much board discussion, Director Anne Altemus made a motion that the board support the ARC's decision and to send out the letter as presented by Director Innes. Director Ames seconded the motion on the floor. The vote was taken and the board approved the motion.

Treasurer's Report

Treasurer Larry Rodbard distributed the following documents to all members present at the meeting; Balance Sheet and Statement of Earnings, As of August 31, 2007. Treasurer Rodbard presented the Treasurer's report and noted that the OHOA bank account is stable and the finances continue to be in good standing. Below are the highlights of the Treasurer's report:

- Landscaping bills through July have all been paid.
- All outstanding back dues owed for a foreclosed property have been received by the Treasurer.
- Delinquent Dues - Treasurer Rodbard reported that there is one resident who is having trouble paying all of their bills and he is working with this resident to come up with a reasonable payment schedule.
- 2008 Budget Plans (to be finalized at a later date):
 - Recommending a parking increase.
 - Not recommending any increase in dues at this time.
 - Community/Property Management
 - At the request of President Lauer, Treasurer Rodbard will obtain estimates for a community/property manager to handle property management along with accounting duties.
 - Treasurer Rodbard proposes to keep costs as low as reasonably possible. He is looking for someone to provide current accounting services along with equipment facilities that can provide folding and mailing services.
 - Treasurer Rodbard plans to allow for \$800 per month for handling accounting duties only.
 - Landscaping – No increase in budget, same budget plans as last year.
 - Paving – Director Gambrell will be presenting bids to Treasurer Rodbard for budget planning purposes.

Landscaping Report

Director Toni Mullin provided the following status:

- Director Mullin reported that she has exhausted the additional funds requested this year for landscaping.
- 6 new trees from Sun Nurseries will arrive on October 8th and will be planted around Long Brick Row and Timber Point to replace dead/diseased trees. Director Mullin is asking for volunteers to keep the trees watered.
- Timber Point – Director Mullin reported that the dead trees and stumps have been removed.
- Lillies Lane – Director Mullin reported that she has received a request from one of the Laners to have some landscaping work done at the entrance corner to the Lane. This work will commence around next Spring.
- Long Brick Row – Director Mullin reported that there are erosion problems and that the landscaper has provided an estimate of \$350 to begin work on the problem in September.

Semi-Annual OHOA Walkthrough Discussion

President Lauer recommended that the board implement a semi-annual walkthrough of all OHOA areas to assess current and future needs of the association and that all members would be invited to come along on the walk. It was agreed upon that the first date for the walkthrough should be after the mandatory common area cleanup, tentative date scheduled for the first weekend in October. After much board discussion, Director Ames made a motion to implement a semi-annual OHOA walkthrough. Director Ames seconded the motion on the floor. The vote was taken and it was unanimously approved by the board.

Short Brick Row Trash Can Issues

Director Altemus reported that she will be sending out a draft letter to all board members to review that will be sent out to several resident owners upon board approval concerning the issues with the uncovered trash containers behind Short Brick Row, next to the salt box. The accumulated trash in these open containers is both unsightly and smelly. This letter will state that it is required that all unlidded trash cans be replaced by lidded ones for compliance with Baltimore County Code regulations. The letter will also ask residents to move their trash cans closer to their residences.

Parking Issues

- Towing - Director Ames reported that the contract has been renewed for towing, Greenwood Towing Company, and that she and President Lauer are the point of contacts for authorizing the towing of vehicles.
- Striping – Treasurer Rodbard noted that a decision was made back in the late 90’s not to stripe and number all of the parking places in the community. There is a need for striping and the spaces need to be properly measured (8.5 feet). There is \$40K available monies to be spent. There are 32 usable parking spaces on Short Brick Row with 16 residences. Out of those 32 allocated parking spaces, 12 spaces have been deeded to the following residences: 737, 739, 741, 743, 745, and 747. (Note: 2 spaces deeded for each of the 6 residences) The deeded spaces are

owned by those residences and must be maintained by the residence. Residences 720, 722, and 781 have 6 parking spaces allocated to them located on the Mary Jo Way parking pad. Board discussion ensued as a need for the property owner to provide an accessible solution (steps) to access those parking spaces on Mary Jo Way. Discussion ensued as to the parking space allocation with regards to residence 763 A&B. Treasurer Rodbard will research the status.

- Long Brick Row – Director Gambrill received estimates for the repairs, repaving and resealing of the road behind Long Brick Row. This work will have to be done in warmer months when the temperatures can't be below 30 degrees.

Annual Board Meeting Discussion

President Lauer reported that the Annual Board Meeting and Elections will take place on December 10, 2007. Letters notifying the OHOA residents along with the proxy ballots need to be received by November 20th. The board secretary is responsible for performing these duties. President Lauer mentioned that she needs to draft a Presidents Letter and mention the upcoming meeting along with a solicitation for candidates on the OHOA website blog. A board discussion ensued concerning proxy voting and procedures. It was agreed upon that the results of voting will not be announced at the annual meeting. Election results will be announced following validation of proxy votes. The enforcement of Article VII, Section 1(b) of the blue book describing the Powers and Duties of the Board of Directors, which states that the Board of Directors shall have the power to “suspend the voting rights of a Member during any period in which such Member shall be in default in payment of any Assessment levied by the Association; such rights may also be suspended after notice and hearing as provided in Section 3 for a period not to exceed sixty (60) days for violation of the Declaration or rules and regulations or, in lieu thereof, the Board of Directors may impose a fine for such violation after notice and hearing as provided in Section 3” if the need arises.

Historic Oella Sign Maintenance

President Lauer began the discussion raising a question to the board whether the sign needs to be painted or removed? The sign does not mark the boundary of the historic district. The sign marks the boundary of the OHOA. It was also recognized that the historic sign may reside on the property of Nancy Pascale and Bill Knapp. After much board discussion, Treasurer Rodbard will contact the property owners to determine a course of action.

Architectural Control

A status update was deferred to the next board meeting because Director Innes left the meeting early due to travel.

New Business

Nothing to report.

Member/Resident Input

President Lauer asked to take a vote to allow for member/resident input at this time according to the OHOA bylaws. Director Altemus made a motion on the floor that the

board entertains resident/member input and Director Gambrill seconded the motion on the floor. The vote was taken and the motion was approved to accept member/resident input. Several discussion topics were brought up including zoning status of the Oella Church building, Dutch Hotel and the Mill (all 3 properties are zoned for both commercial and residential), window air conditioning units, formal Proxy voting procedures and satellite dish issues. Several documents were received from a resident, including a response from his lawyer regarding the board's request that he cease and desist all harassing behaviors.

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Amanda Lauer, President

Oella Homeowner's Association (OHOA)
Regular Meeting of the Board of Directors
Westchester Community Center

November 12, 2007

Vice President Chris Innes called the meeting to order at 7:05 PM, pursuant to notice duly given. Board members present were Richard Gambrell, Larry Rodbard, Kathy Tompkins, Toni Mullin, Marcia Ames and Anne Altemus. Other members present were Mr. David Lychenheim, Mr. and Mrs. Bruce Elliott, and Mr. Paul Gerulaitis, Howard Property Management.

The October minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by Vice President Innes and seconded by Director Richard Gambrell, it was unanimously resolved to accept the October minutes which will be posted to the OHOA website.

Property Management Discussion

Vice President Innes introduced Mr. Paul Gerulaitis of Howard Property Management. Mr. Gerulaitis addressed the board providing company background information (e.g. units managed, company size, years in business, etc.) and services provided to their clients. Vice President Innes allowed questions from the board members and several questions were raised concerning contractor relationship and pricing (no, contractor pricing follows procurement guidelines), previous experience working with a historic community (no), fees (fees are based upon services provided), company stability (yes, small company with low turnover), points of contact (each client receives a primary and secondary point of contact), communication services (provide website services), mailing services (offer mass mailing) and meeting space (offer meeting space but recommend finding other available meeting space for annual meeting). Board discussion ensued and Director Anne Altemus recommended that a Request for Proposal (RFP) be drafted indicating the services that the OHOA is requiring from a Property Management firm. All board members agreed to Director Altemus's recommendation and Treasurer Larry Rodbard mentioned that he wanted to research other Property Management firms. Vice President Innes asked Treasurer Rodbard and Director Altemus to work together on developing a draft RFP.

Treasurer's Report

Treasurer Rodbard presented the Treasurer's reported and reported no unusual activity to report. Treasurer Rodbard reviewed the proposed 2008 budget and indicated that there is a 10% across the board increase for all budget line items. The budget will be presented at the annual meeting and sent out to all members prior to the annual meeting.

Paving Update

Director Gambrill indicated that he has received 3 contractor estimates. The bids range in cost from \$10,000 up to \$25,000. The highest range includes repaving and resealing Long and Short Brick Rows, Reservoir Hill areas, replacing the curb at the top of the lot in Timber Point, and lining and numbering parking spaces. Treasurer Rodbard stated that there is \$40,000 available in the parking reserve budget to handle this expense.

Mill Liaison Discussion

Director Gambrill reported that he and Director Altemus had a pre-meeting with the Southern Management and presented a list of questions addressing lighting, security, pets, trash, and trail access. The point of contact for Southern Management is Ms. Pam Martin.

Annual OHOA Meeting Discussion

The annual OHOA meeting will be held on Monday, December 10 at 7:00 PM at the Westchester Community Center. Vice President Chris Innes asked each board member as to their term status:

Richard Gambrill (term ends 2009 and will continue)

Chris Innes (term ends 2009, reported that he will continue at the meeting. Resignation effective 12/31/2007 was submitted after the meeting in a separate email)

Larry Rodbard (term ends 2007 and will not continue)

Kathy Tompkins (term ends 2008 and will continue)

Toni Mullen (term ends 2007 and will run for re-election)

Anne Altemus (term ends 2007 and will run for re-election)

Marcia Ames (term ends 2009 and will continue)

Vice President Innes appointed Secretary Kathy Tompkins and Amanda Lauer form the nominating committee to come up with a potential list of board nominees and prepare the proxy and ballots to be distributed to all OHOA members.

Each residence will receive one ballot and proxy. The ballot and/or proxy must be postmarked by the date of the meeting and can be given to any board member or to the secretary. It was agreed upon at the meeting that the ballot results will not be announced during the meeting.

Also, each board nominee will be given a few minutes to speak at the meeting. Bios will need to be posted to the OHOA website.

New Business

Director Gambrill made a motion to seek legal advice on removing the Board from the 2004 ARC agreement and the motion was seconded by Director Marcia Ames. The motion was voted and approved by the board.

The meeting was adjourned at 9:12 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Chris Innes, Vice President

Oella Homeowner's Association (OHOA)
Annual Meeting
Westchester Community Center

December 10, 2007

Vice President Chris Innes called the meeting to order at 7:17 PM, pursuant to notice duly given. Board members present were Richard Gambrell, Larry Rodbard, Kathy Tompkins, Marcia Ames and Anne Altemus. Other members present were Dennis Restauvo, Geoff Baker, Bonney Dugan, Kirkland and Bea Hardy, Patrick Hogan, Cathenne Danzer, Charles Wagandt, Pam Doneger, Joe Greer, Gerry Mesard, Pamela DeAvgelis, Chris Hughes, Steve Appler, Steve Poterson, Ben Straub, Henry Berger, Sandra Kraft, Gail Purcell, Shirley Cohee, Cynthia Roth, Dennis Serpa, Charles Reiss, Amanda Bergher, Charles Webster, Sue Waterman, Tom and Lisa Tsaum, Tom and Ros Cronin, William Roberts, Bruce Elliott, Wendy Wyatt, Jill Ruppe, Reed Morrison, Rath Chambers, Elizabeth Guseman, Scott and Jennifer Hall, Tom Berry, Walter Mitton, Julia Graham, Ben Myrick, and David Lychenheim.

The November minutes were submitted previously via email to all board members prior to the meeting. Upon motion duly made by Vice President Innes and seconded by Director Richard Gambrell, it was unanimously resolved to accept the November minutes which will be posted to the OHOA website.

2008 OHOA Budget Presentation

Treasurer Larry Rodbard presented the 2008 Budget to the members and below are the highlights of his report:

- Dues and parking assessment raised by 10%. There are 28 homeowners that do not get charged a parking assessment because they live on a public road.
- Raised the areas of the budget that needed to be raised.
- Income - \$61,000 coming in for dues and parking assessment.
- Finance Charges - \$1400 coming in for those homeowners who do not pay their dues on time.
- Gas & Electric – \$1800 budgeted which is an increase due to the higher cost of fuel and electricity.
- Accounting/Property Mgmt - \$12,000 budgeted for the hiring of a Property Management company to handle the Treasurer duties and other duties as required by the OHOA.
- Postage - \$500 budget which is an increase as a result of the increase in postage costs.
- Mutt Mitts – \$900 budgeted and increase was necessary because of new and replacement dispenser purchase costs.
- Taxes - \$250 budgeted and a decrease in the budget because tax expenses decreased last year but may go up this year.

Vice President Innes allowed questions from the floor concerning the presentation of the budget. Questions raised from the members pertained to the Accounting/Property Management budget:

Have any requirements been written for the Property Management company and have any bids been received? Treasurer Rodbard responded that some requirements have been written and am still researching potential candidates but nothing official has been sent out to any potential candidates.

How was the budget number derived? Treasurer Rodbard responded that it was a line item placed in the budget based upon accounting function only. Vice President Innes responded that the amount is a guestimate.

Will there be a special assessment if the expense for the Property Management company exceeds the budgeted amount? Treasurer Rodbard responded that a special assessment is not needed for a budgeted operating expense and that if the expense is greater than the budget then the monies will come out of cash reserve.

How much money is available in cash reserve? Treasurer Rodbard responded that excluding the parking lot fund, there is \$35,000 available.

What is the maximum amount that the budget can be raised? Treasurer Rodbard responded 10 percent.

Vice President Innes asked a question concerning the passing of the budget and it was clarified by Treasurer Rodbard that the budget would be voted on at the next OHOA Board meeting in December.

Election Nominations

Vice President Innes stated the procedures for candidate nominations from the floor. There was an issue that was raised tonight earlier concerning the proxies and proxy vote, Vice President Innes clarified that all hand written notes will be accepted at tonight's meeting.

Two elected members, Pam and Henry, will be responsible for collecting the ballots and validating the ballots against the Secretary's member list. Ballots and the results will be given to the Secretary. The winners will not be announced at the meeting tonight. Instead the election results will be posted on the OHOA website. Winners will be notified individually so they may be available to attend the January OHOA Board Meeting.

Vice President Innes read the list of names proposed by the Nominating Committee:
Toni Mullin who was unable to attend the meeting tonight due to illness.

Anne Altemus

Joe Greer

Scott Hall

Vice President Innes asked for nominations from the floor and the following individuals were nominated:

Elizabeth Guseman
Steve Appler

Vice President asked for any other nominations from the floor and since there were none, the nominations from the floor was closed.

Vice President Innes announced the name of candidates for nomination:

Elizabeth Guseman
Steve Appler
Toni Mullin
Anne Altemus
Joe Greer
Scott Hall

Each candidate had a few minutes to address the members as to why they wanted to become a member of the Board of Directors. Since Toni Mullen was not present, Directors Anne Altemus and Richard Gambrill and Treasurer Rodbard spoke in her behalf. Following is a brief overall highlight of each candidate's response:

Joe Greer – Mr. Greer is supportive of the Architecture Review Committee and would like to see consistent enforcement of the ARC guidelines. Mr. Greer mentioned that he took part in the Board's walkthrough of the community and thought that it was a good idea and hoped that other members would actively participate.

Steve Appler – Mr. Appler was a previous board member and had to resign due to business commitments. He is very interested in the ARC and feels that it needs some strong guidance and support.

Scott Hall – Mr. Hall is a proponent of better communication and wants to be a voice in the community and to work with the community to make it a better community.

Elizabeth Guseman – Previous board member and wants architecture guidelines which are written clearly, unbiased and understood by everyone. Also, Ms. Guseman would like to have a process that is understood and agreed upon by everyone in the community. She believes in maintaining the historical aspects of the community.

Anne Altemus – Current director who filled Steve Appler's board position. Director Altemus is also very interested in the ARC and wants to see an appeal process in place. She serves on the Mill Liaison Committee and is interested in promoting a relationship with the management company to address the issues and concerns of the community with regards to the mill development project.

Toni Mullin – Director Altemus mentioned that Director Mullin has done an excellent job in ensuring that the landscaping work is done correctly putting in numerous hours of her own personal time. Director Gambrill stated that Director Mullin has done an excellent job in handling the contract for landscaping and snow removal. Treasurer Rodbard stated that Director Mullin ensures that the work is completed before any bills are paid to the contractor and to ensure that we are not over budget.

Vice President Innes asked for questions from the floor to the candidates.

Why are we voting for only 3 candidates when there are 4 director positions available? Treasurer Rodbard clarified that based upon the CCRs, the positions that may be voted upon are for the terms that have expired only. For anyone who leaves their term that has not expired that position will be appointed by the board. A recommendation was made from the floor that since there is a large community presence in attendance at tonight's meeting that the top 4 candidates should be considered for the 4 positions that need to be filled. Vice President recommended that the top 3 candidates will have positions on the board and the next highest candidate will be highly considered by the Board when it comes time to appoint the position vacated by the resignation of the Vice President. This recommendation was well received by the attending members.

Question 1

Is there anyone running for the Board that is using this opportunity to get anything done to your property that hasn't been approved by the ARC? Also, for the record please state if you have any renovation plans in the upcoming year.

Candidate response(s) to Question 1

All candidates responded that they will not use their position as an opportunity to receive preferential treatment from the ARC. As to any upcoming renovation plans, for the record the candidates responded as follows:

Joe Greer – No and has no plans.

Elizabeth Guseman – Ms.Guseman is currently having work performed on her house and will be working with the ARC on an ongoing basis throughout the year.

Scott Hall – Mr. Hall is currently working with the ARC with regards to a deer fence.

Steve Appler – No plans.

Anne Altemus – No plans.

Question 2

Who has dealt with the ARC and how was that process?

Candidate responses to Question 2

Elizabeth Guseman – Ms. Guseman has gone before the ARC and acknowledged that it was a cumbersome process to go through.

Scott Hall – Mr. Hall is working with the ARC for the resolution of the erecting a deer fence on his property. Mr. Hall has not been satisfied with the current ARC process.

Steve Appler – Mr. Appler mentioned that he is in the construction business and understands the process behind submitting plans and has submitted plans to the ARC previously and had no problems with those plans being approved by the ARC.

Joe Greer – Mr. Greer had not submitted any plans before the ARC but understands that this issue has raised a lot of heated interest among the community residents. Mr. Greer feels that the challenge is to document the process moving forward.

Anne Altemus – Director Altemus responded that she had several changes many years ago that was approved by the ARC and mentioned that she had no problems with the process.

Question 3

Some of the decisions handed down from the ARC have not been supported by the Board, will the candidates running for the Board support the decisions handed down by the ARC?

Candidate responses to Question 3

All of the candidates acknowledged that the current ARC process is flawed and changes to the process is needed moving forward. All candidates responded that they would support a changed ARC process.

Question 4

Have the candidates read the letter from Chris Innes and Joe Jones and what is their reaction to the letter?

Candidate responses to Question 4

Joe Greer – Mr. Greer responded that he had read the letter and stated that this was not the right forum to address the letter because the other parties involved are not represented.

Steve Appler – Mr. Appler responded that he concurred with what Mr. Greer said and that he had no additional comments.

Elizabeth Guseman – Ms. Guseman responded that she was surprised by the letter and shocked to see that her name was on the letter.

Anne Altemus – Director Altemus responded that as a member of the board there is another perspective pertaining to the actions of the Board. Director Altemus stated that the Board of Directors is trying to honor the agreement and maintain architectural esthetics of the community. She is a very strong advocate of the ARC and that is what motivated her to become a member of the board.

David Lychenheim – Mr. Lychenheim responded that he attends most of the board meetings and he agreed with Director Altemus. Mr. Lychenheim stated that the ARC process is cumbersome, one-sided and inconsistent in the enforcement of its' guidelines. The Board has been moving in good faith to improve and clarify the process.

A discussion ensued on the floor when Director Altemus asked the question pertaining to Mr. Charles Wagandt's withdrawing his support from working towards turning over the ARC to the OHOA Board of Directors. Mr. Wagandt's response was the lack of support from the Board of Directors pertaining to the decision rendered in favor of the residents of the Mary Jo Way railing issue.

Other members brought up issues concerning the inconsistency in the enforcement of the ARC process.

Vice President Innes made a motion to proceed with the voting of the candidates and to adjourn the meeting. Treasurer Rodbard seconded the motion and the meeting was adjourned at 8:36 PM.

Respectfully submitted,

Kathy Tompkins, Secretary

Chris Innes, Vice President

Oella Homeowner's Association (OHOA)
December Board of Directors Meeting
December 17, 2007

The meeting was held at Director Toni Mullin's residence.

The meeting was called to order at 7:12 PM by Director Richard Grambrill, pursuant to notice duly given. Board members present were Kathy Tompkins, Toni Mullin and Anne Altemus. Other members present were Amanda Lauer.

The November minutes which were previously approved unanimously at the December 10th Annual Meeting were unanimously approved again. Discussion ensued as to protocol concerning the Annual Meeting and board meetings and notification.

A discussion ensued as to the voting results and it was unanimously agreed upon by all board members present not to appoint a 4th member of the board at this time. The candidates with the 3 highest votes will be members of the board.

A discussion ensued as to the need in appointing a board member to the ARC, and it was agreed upon unanimously to recommend Joe Greer as a candidate to represent the board on the ARC.

The board unanimously agreed upon holding the board meetings every 2nd Monday of the month. Director Gambrell mentioned that the charge for holding the meeting at the Westchester Community Center was \$23 per hour.

All board members agreed that one of the challenges for the 1st quarter is to hire a Property Management company.

Other discussions involved paving which will be done in the Spring, Oella Avenue road repairs and Lillies Lane landscaping.

The meeting was adjourned at 8:36 PM.

Respectfully submitted,

Kathy Tompkins, Secretary