

OELLA HOMEOWNERS ASSOCIATION (OHOA)
Board of Directors Meeting
Westchester Community Center

September 19, 2011

Director Raina Rath called the meeting to order at 7:10 p.m.. Board members present were Bruce Elliott, Raina Rath, Marcia Ames and Amanda Lauer. Wendy Wyatt, ARC Chairwoman, was also in attendance.

The minutes for August 2011 were approved and will be posted to the website.

TREASURERS REPORT:

Director Lauer is working on 2012 annual budget for presentation at annual meeting. 2011 budget cuts/adjustments including reduction of ACM management/accounting and contract fees to approx \$9,300.00/yr have resulted in a correction/offset to the 2010 budget which left the 2011 annual budget with an approximately \$11,282.00 deficit . Continued cost cutting and increase in dues will likely lead to a balanced budget. All expenses are being revisited for cost revisions.

Bill for Homeowners Master Insurance/E&O Insurance policy is unpaid and request sent to ACM to clarify when due/payment status.

The delinquent HOA accounts have declined with only a handful of homeowners in serious ongoing delinquency status.

ARC

Chairwoman Wyatt reported that 760 Oella Avenue continue to be in violation of the ARC and Board's decision on the replacement windows. The Board will draft a letter to homeowner at 760 Oella to cease and desist in anticipation of having to schedule a fine hearing. Homeowner at 919 Logtown Road was notified of ARC's disapproval with changes under homeowners pending ARC request. ARC and Board will investigate having a penalty imposed as well as other sanctions allowed under HOA By-Laws for failing to file an application prior to undertaking work which requires ARC approval. ARC is also looking into clarifying categories of work for which ARC approval is mandatory in accordance with By-Law and Declaration. The Board will work with the ARC to create any required By-Law revisions necessary to carry out the ARC's duties.

LANDSCAPING

Director Lauer reported on minor routine landscaping matters all within annual budget allocations.

PARKING

Director Lauer will forward correspondence to Homeowners re: amended parking guidelines pursuant to advice and legal interpretation prepared by Board Attorney Susan Rapaport.

OLD BUSINESS

Director Rath reported the mediation for the ongoing fence issue is still pending a firm date for mediation.

A date is to be sent to the homeowners on Charles James Circle to cure the pending violations/encroachments.

NEW BUSINESS

Annual meeting is set for November 14, 2011. The nominating committee is comprised of Marcia Ames, Julia Graham, and Amanda Lauer who will solicit candidates for the annual elections.

ACM has been asked to address excess cars parking on HOA property/lots.

ACM has been asked to send correspondence RE: weeds to 812 Charles James Circle.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Raina Rath
President