

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,

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Toni Mullin, Director at Large

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Richard Gambrill, President