

**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,

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Amanda Lauer, Secretary

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Richard Gambrill, President