OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION
SUMMARY MINUTES MONTHLY BOARD MEETING
Thursday, 3 March 2005

Call to Order 7:50 pm
Board Members present: Barbara Falcigno, Jay Feinberg, John Flynn, Bill Mercado, and Mark Wheeler.
This is a rescheduling of the February 24 meeting which was cancelled due to snow.

Review of Annual Meeting and first draft of newsletter
Discussion of the first draft of the newsletter which will be edited and distributed

Treasurer Report
- Over budget right now due to sand filter maintenance and legal fees to transfer to county and tree issues.

Olney Coalition
- Discussion of master plan and possible vote will be March 8, 2005 – see website for details. 32-acre property is R200/PD3 zone with 50% affordable housing.

Olney Oaks Web Site
- Add information regarding potholes and Verizon/public utility easements

Carrisa Sand Filter Transfer to Montgomery County
- All the paperwork is done, signed by Olney Oaks, and still waiting for response from county.

Boats, trucks, and campers parked on streets
- Working solutions with individual homeowners
- Discussing overall options with attorney

Master plan/strategic plan/asset list
- B Mercado and J Flynn will continue to refine it. Board will discuss in April.

Annual Meeting question regarding non-guests/organized teams using OO common areas.
- J Flynn will read law that Gardner was to send. If someone who is trespassing gets hurt on HOA property, it appears HOA has little or no liabilities as long as there is not something known to be dangerous there. Nationwide Insurance Agent told J Feinberg that the policy would cover any costs associated with anybody (resident or non-resident) claiming an injury on our common grounds. Board will discuss in April.

Trees
- An 80-100 foot oak tree fell behind a house on Bilney. It landed on a tree in the homeowner's yard. Cost to remove tree $1400. Same storm knocked another tree down on the common grassy area behind houses on Shallow Brook, cost to remove $600.

Rule Approval
- Board approved new Rule 2005:4, "Maintenance Assessment Collection Procedures" that document the current process used to collect dues.

Homeowner issues

- Commercial truck on street makes loud noise early in morning.
- Verizon is installing DSL lines potentially outside of the utility easement. Since it is private property, HOA has no legal standing but will post information on web site.

Next Meeting

- Thursday, April 14th.
- Meeting Adjourned 9:40 pm