

OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION
Summary MINUTES MONTHLY BOARD MEETING
Tuesday, November 22, 2005

Board Members present: Dennis Bourque, Barbara Falcigno, Jay Feinberg, John Flynn, and Bill Mercado.

Call to Order 7:30 pm

Unanimous approval of September's minutes after minor changes

Treasurer Report

- Since checking account does not pay interest, money was moved into different CD accounts with different maturity dates in order to earn maximum interest and still have the money available as needed.
- Account balances were reported

Annual Meeting

- Wednesday January 25, 2006 at Olney ES
- Changes to agenda were discussed. All agree to discuss need for new board members early
- Notice of meeting will include a budget, agenda, community wide trash pick-up and need for new board members notification, and proxy. All agree to include postage paid (at new postal rate) return post cards for proxy and survey answers on trash and speed humps. Return address must be already on card. B Falcigno will write notification, J Flynn will do rough design, and J Feinberg will finalize it. December meeting finalizes details; notice is mailed Jan 1 prior postal rates increasing.

Updates/Letters/Follow up

- Levee by Pavilion was re-graded and seeded. It will need to be reseeded in the spring. CR6 stone will be needed in one area
- County's responsibility at Ride on Bus route 52 is to add a trash can that would be emptied once a month.
- Board needs to inform property owners whose trees block paths/sidewalks that they are required to trim them.
- Received a response from Marilyn Praisner regarding County trees that need trimming. B Falcigno will follow up that trees along Morningwood and Headwaters Drive located between sidewalk and curb in front of ~100 single family detached homes need trimming. It is doubtful that the county will trim the trees due to the backlog of requests.
- A homeowner from Williamsburg Village requested we remove a tree located on our common areas. The request was denied. However, two other trees in that area are leaning on other trees. They do not threaten property but are a safety hazard. Want to get estimate to drop the trees
- At one point board thought to install six by sixes upstream of the dam to slow the debris flow into the dam. However, maintenance cost extremely high – will need to clean them out too. In addition, there are unintended consequences since it could redirect water. Therefore, no longer consider it.

Townhouses

- Parking signs received has two typos – replacement ones should arrive soon. Residents eager for stickers.

Trash

- Reasons to have one company:
 - Removes the number and frequency of trucks in our community.
 - Pavement problems are caused by heavy trucks.
 - Safety of school children is an issue
 - Money savings to residents and perks like bulk pick ups
- Reasons not to get involved with trash pick up:
 - More work for board members (complaints/questions)
 - Possible liability (eg the company board recommends damages property or person – could board be held responsible?)
 - Not everyone will agree on one company – without high participation the benefits are not achieved
 - Exceeds the scope of the Olney Oaks SFHOA covenants.
 - Need to be careful of steering law
- Annual meeting notice will include survey of community in order to have the information. It will be discussed at the annual meeting to get more feedback from residents.
- Letter to all trash companies will be sent regarding speed in our community.

Next Meetings

- Wednesday December 14th at 7:30 pm
- Annual meeting will be 7 pm on Wednesday January 25th at Olney ES