

OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION
Summary MINUTES MONTHLY BOARD MEETING
Wednesday, 1 February 2006

Call to Order 7:40 pm

Board Members present: Dennis Bourque, Barbara Falcigno, Jay Feinberg, John Flynn, Rachel & Scott Lindberg, Bill Mercado, Ed Oswald, and Mark Wheeler.

Board Positions for 2006

President	John Flynn
Vice President	Barbara Falcigno
Records Secretary	Scott Lindberg
Treasurer	Jay Feinberg
Corresponding Secretary	Mark Wheeler
Townhouse Representative	Ed Oswald
At Large Representative	Dennis Bourque
At Large Representative	Bill Mercado

Minutes of December Board Meeting and January Annual Meeting were approved with minor changes.

Treasurer Report

- Account balances were reported
- Two households are late in paying the annual dues.

Annual Meeting Feedback

- Signs in community and email reminders were effective
- Postage paid proxy/survey cards were effective
- Suggestions received: a longer annual meeting, no guest speaker unless issue, have a community meeting (if annual meeting does not have more time for Q&A), less introduction of folks on board, shorten Treasurer's report – just have treasurer available for one on one questions (no need to go through report category by category), have an educational session on board can and cannots, solicit feedback from community throughout the year.
- Board agrees with many of the suggestions. Email list has ~70% of community and written comments/suggestions can be submitted via email or paper mail. Board can ask community to submit comments/questions/concerns via quarterly emails and/or with spring/fall newsletter.
- Will discuss having block/area leaders to reach more folks within the community on a one to one basis.

Townhouse Parking Rules – Dennis please edit the background section carefully

- Background: Over two years ago there were numerous complaints of homeowners parking in the visitor spots leaving no place for legitimate visitors to park. At that time the Board began writing rules for the use of the parking spaces. On **XXX DATE** the townhouse homeowners were invited to provide feedback. Only 4 people attended. When the rules were hand delivered to each townhouse 19/21 townhouse owners had no issue with the rules. Based on the feedback from the residents, the Board approved Rule No. 2005:3 A Rule Pertaining to Townhouse Parking on May11, 2005. Stickers were ordered and assigned for the parking spaces. January 1, 2006 the rules were to be enforced.

- Due to the disagreement of a few residents at the annual meeting, another townhouse meeting will be held. If a majority (at least 11 townhouse owners) is not present at this meeting, then the rules will stand as written. The meeting will be scheduled for an evening in April (when the days are longer) at the tot lot on Carissa Lane. The library will be available in case of inclement weather.
- No towing will be enforced until townhouse meeting; however, notices will be placed on vehicles in violation of the rules. J Flynn to write the letter, D Bourque will be the point of contact.

Discussion of the questions asked at the Annual Meeting

- Lights and bathroom at the pavilion: This is a cost/benefit issue. Both would require lines run (electrical/plumbing) and an ongoing maintenance cost. Adjacent property owners have concerns of lights shining into their homes at night and the area is closed at sunset. Nobody is supposed to be there in the dark which would lead one to think about motion detection lights. Cost is a major factor. Bathrooms (permanent or port a potties) require maintenance (money and people) and would likely be a target of vandalism. Board does not recommend pursuing.
- Post the entire set of covenants onto the web: The Board approves posting the covenants as pdf files or as some other unchangeable file type. The Articles of Incorporation and By Laws do not exist in electronic form and would have to be scanned in. This will result in large files to download.
- Turn over common areas (tot lots, bike paths) to the County to maintain: Many years ago the Board tried to have the County take ownership (and thus maintenance responsibilities) but the County said no.
- Warnings about open wireless connections: A homeowner has written a two or three paragraphs of why those with wireless connections need to secure them (by changing the default passwords) which will be posted to the web site. There was a suggestion that Olney Oaks offer a wireless connection in the community. The board did not approve this idea since it is outside the scope of the covenants and the cost/benefit ratio is bad.
- Coyote and fox have been spotted in the community: There have been at least four reports of coyotes in our community. County cannot set traps since they roam. Small animals (including cats, dogs, possibly babies) are at risk of becoming a coyote's dinner. Traps have been set for the foxes.

Updates

- Fence installed between townhouse rows to channel commuters seems to be working. There is less trash left in the yards and residents have less trespassing on their lawns.
- A homeowner placed a board to be used as a bridge across the ditch dug by the pavilion levee. It is acting as a dam and redirecting water. B Mercado will speak to the homeowner. If needed, a follow up letter will be sent to homeowner requesting that it be removed. The Board will concrete that section in the spring.
- Trees were removed in the woods by the Sandcastle footbridge – they were dead and had fallen over into some other trees. For safety, the trees were brought to the ground.

Approvals

- Board authorizes up to \$100 to purchase a current map of the community

Olney Oaks Web Site

- B Falcigno will update and turn control over to R. Lindberg this month

Spring Projects

- Asphalt repair by Queen Elizabeth near Williamsburg Village and path near the pavilion.

- Replace one fascia board on Pavilion and caulk the flashing.
- Power wash, seal bolt tightening of tot lots. At the Danube tot lot there is a bolt sticking down over one of the little green seats – needs to be cut off. Fluff mulch
- Reseed levee area. Install CR6 crushed stone/concrete in one area of high use
- Quickrete signage in amenities area
- Send letters to homeowners that need to trim trees/bushes