

Olney Oaks HOA Board Meeting Minutes: September 16, 2008

Present: Dennis Bourque, Dick Harris, Jay Feinberg, Don Beeson, Marc Meltzer, Nicole Lechner, and Julia Pinto.

Meeting Opened at 7:30pm.

Topics Discussed:

1). Merging with Olney Oaks Townhouse Association. The board discussed the proposal brought forth by Margaret Newchurch, President of the Townhouse Association, to merge the two associations into one. They are currently using a management company, which brings their dues to over \$700/year. They would like our volunteer Board to take over the management of their townhouses. The high delinquency rate of townhouse owners fees, the legal fees to be incurred in order to merge the associations, as well as the substantial added work involved to maintain a larger organization were discussed and ultimately the Board voted the proposal down. The two associations will not merge.

2). Many phone calls from HOA homeowners are being made directly to Dennis' home phone. These calls are being made at all times of day into late evening and often just deal with neighbor vs. neighbor issues. The board discussed the option of using a voicemail box, with a separate number. Similarly Dennis' personal email is to be taken off the website and only the President@olneyoaks.org email will be used to reach the board.

Action item: Don offered to gather information regarding the cost of obtaining a voicemail box with a separate number.

Action item: Marc to remove Dennis' personal email and home phone number from the website, so that only the President@olneyoaks.org email will be listed along with his cell phone number until an alternative can be found.

3). The idea of setting up a separate area on the field, for dogs to run free, was discussed by the Board. However a since the field has pipelines, it is not possible to erect a fence. Further the county has regulations about properties that are used for animal waste. The board has voted to not set up a separate area for dogs.

4). Yearly Fees. As of the date of this meeting, 37 homes have not paid their yearly dues. Letters with an overdue notice and the late fee were sent out as of September 16, 2008. Don will send out letters to those who just owe the late fee. Those not yet paid by October 15, will receive certified letters. After November 30, collections will be referred to the HOA attorney.

Dennis proposed shorter time frames, for the dues to be paid and to increase the late fee to \$15. The board voted and approved the proposal. Further, if a second notice is required, there will be no grace period and the dues plus a \$15 late fee will be due immediately.

Action Item: Jay to rewrite the rules for Board to vote on, at the next meeting.

5). A resident has requested a community yard sale. The board suggested that a recommendation and action plan be prepared for next summer and it would be O.K. to use the pavilion.

Action Item: Don to discuss the options with the resident.

6). Three complaints have been received by the Board.

a) House on Headwaters Drive with about 10 paint cans in the driveway. Homeowner has been asked to remove these cans on several occasions.

b) House on Morningwood with garage door in need of repair.

Jay to discuss with county code enforcement inspector first, then send a letter if needed.

c). House with many trash and recycling containers on Morningwood. A letter from the Board might be needed. Address this next meeting.

7) Treasurer Report

Expenses are staying within the budget amounts.

Patching and sealing of the asphalt path running from Morningwood to the power lines was completed, but drainage problems need to be corrected near the end of the path, approaching the power lines and on the asphalt path along Headwaters Dr.

Action Item: Estimates to be obtained and sent to board by email for voting.

8). The Board Reviewed the notes from the walk through.

- Some benches are in need of repair as is the flashing on the pavilion top. A handyman will be needed for these repairs.

Action Items: Nicole will provide Dennis with the name of a handyman.

- The entrance wall on the north side of Queen Elizabeth is starting to collapse. A suggestion was made to remove the wall structure as part of next year's budget and do repairs on the structure on the south side of the road.
- House on Danube with a branches overhanging path. Jay sent a letter and the branches were trimmed back.

9). Date for annual meeting and room reservation at Olney Elementary was discussed – possibly Wednesday, January 14.

Action Items: Dennis to reserve Olney Elementary for the annual meeting.

Next Board Meeting to be held on Wed. Nov 5th, 2008 at 7:30pm.

Meeting Adjourned at 9pm.