

Olney Oaks Homeowners Association Board Minutes – May 13, 2009

The meeting was called to order at 7:35 p.m. by Treasurer Jay Feinberg.

Present: Don Beeson, Jay Feinberg, Julia Fryer, Roger Grant, Dick Harris, Carolyn Knight, Nicole Lechner, Marc Meltzer, and Theresa Kyne Robinson

A. Community Issue – Pavilion Incident

A community yard sale planned for the pavilion on May 8 raised much concern and caused many hard feelings after the Olney Gazette mentioned it, flyers were distributed, and misinformation was shared with Board members. As it turned out, this was actually a fairly small event with four out of five people bringing items to sell being Olney Oaks residents. There would be no moon bounce and they knew that nobody is allowed to park on the grass or paths. The planners of the event were allowed to proceed with their plans for holding the event.

The board clarified that the pavilion and surrounding common grounds may be used for any type of event or cause that the event supports as long as the activity is legal, it is not noxious, offensive, an annoyance or a nuisance to the general community, the event planners are Olney Oaks members, and a deposit is made when reserving the pavilion. All rules pertaining to the usage of common areas as stated in Rule No. 2003:1 and pertaining to the use of this amenities area as stated in Rule No. 2006-5 must be followed.

B. Treasurer's Report: Jay Feinberg

1. Jay presented a budget for fiscal year 2009-10 with the dues kept the same as the current year at \$130 with the Carrisa Lane townhouses paying \$175, which includes \$45 for parking lot maintenance.
2. Upon reviewing the budget, Don asked if repairing the concrete around the drain by the pavilion was included in the budget, and Jay responded that the exact mix of projects will need to be determined by the board once all the estimates are obtained.
3. Don Beeson moved we accept the budget and Dick Harris seconded the motion. The motion passed unanimously.
4. Jay is trying to get estimates for patching/sealing the pavilion area asphalt, repairing the concrete around the stormwater drain near the pavilion, removing the stone wall at the Queen Elizabeth entrance that is starting to collapse, and adding an Olney Oaks sign at the Morningwood entrance to the community near the power lines.
5. Snow removal costs for two winter storms (one snow and the other snow and ice) were included in the actual miscellaneous grounds expenses for this fiscal year.
6. Jay said the legal/accounting fees were high because four households were turned over to our attorney for collections and the placement of liens on the houses. We have to pay the attorney's fees and lien filing costs but will not be paid back until the homeowners pay the dues along with these charges or the houses are sold. These costs will be explained on future expense summaries.
7. We discussed how we could alert the community to the new July 1st due date for dues payment. Nicole Lechner suggested we place a sticker on the outside of the dues billing envelope announcing the new due date.
8. Jay distributed a draft of the annual newsletter that will go with the dues mailing.
9. Jay will make copies of the newsletter and cover letters, buy stamps, and print mailing labels and due date stickers. Julia, Nicole and Dick volunteered to prepare the mailing.

10. There is still an erosion problem at the end of the recently installed rip rap stormwater swale off the path near the power lines. U.S. Lawns gave us a bid for \$490 to extend and widen the swale so the water will spread out and not cause erosion of the field over the pipelines. The expense was approved.

D. GOCA Update (Brief):

Theresa Kyne Robinson briefly reported that the May 12 GOCA meeting was the annual legislative meeting where our state legislators highlight the bills they had sponsored or co-sponsored. She noted that Rona Kramer had written a Senior Alert bill to coordinate the efforts of county and state police when searching for lost adults with dementia.

C. Review of March 5th Minutes

We perused the minutes and Jay Feinberg noted the status of the action items:

1. **Completed:** The community issues handling guidelines, largely based on suggestions of Carolyn Knight and Don Beeson, were approved at the March 5 meeting.
2. **Pending:** The similar guidelines for handling issues covered by our covenants and rules were updated by Don Beeson to be consistent with the complaint handling procedures for issues covered by the Covenants and Rules. **Action Item:** The revised document will be reviewed by Jay and then shared with the rest of the board.
3. **Pending:** The support for webmaster has yet to occur because Don Beeson and Marc Meltzer have not been able to meet. Marc said the website is not easy to update and wants to find an application that enables him to easily update information. Nicole Lechner volunteered to be a back up and Roger Grant said he could help out also. **Action Item:** Marc said he will talk with the former webmaster who used the AJAX language to design the website. Roger will ask a business associate for input.
4. **Completed:** The hazardous dead and dying tree branches behind the Carrisa Lane townhouses were trimmed back.
5. **Action Item:** Dennis will request a proposal from U.S. Lawns to renew the contract for another five years at the current rate.
6. **Put on Hold:** Marc reviewed the Ring Central Internet Based Phone Service that is being considered to give our HOA a phone number, but more analysis will be needed as we have to decide what feature we want. Nicole noted that an application can e-mail a person or follow them on the phone or computer.
8. **Completed:** The county housing inspector was called to deal with the problem of rotting plywood on the garage door of a house on Morningwood. The owner was cited by the county and subsequently replaced the plywood with siding similar to what is on the house.
9. **In Process:** The comments from annual meeting attendees and proxy cards along with responses that were already distributed to board members for review are in the process of being merged by Jay so they can be put on our website.

D. New Business

1. Don Beeson said a homeowner has contacting him about a storage pod that has been sitting in the driveway of a house on Shallow Brook for about 6 months. **Action Items:** Jay contacted the county Department of Permitting Services, which limits these containers to 7 days, so they would contact the homeowner.
2. Another homeowner complained to Don that the ugly side of a new fence faces her yard. He checked with the county and found out that there are no rules about which way a fence faces.
3. Don noted that someone drove along the river bank near the footbridge in the wooded area between Queen Elizabeth Drive and Sandcastle Lane.

6. Jay reported that the county sent us a letter requiring that certain maintenance be done at the dam between Darnell and Skymist. Dennis and Jay talked to the inspector and determined that only the debris needs to be removed from the trash rack at the input side of the concrete structure. U.S. Lawns will do this as part of their normal contracted activities, but it has been too wet for them to get to the debris. Jay was also told that work to modify the dam will definitely take place this summer. The Montgomery County Department of Environmental Protection will send out information about the project to nearby homeowners.

4. Carolyn Knight is concerned about people in our community leaving out items that collect water and provide breeding grounds for mosquitoes.

E. Meeting adjourned at 10:05 p.m. The next meeting will likely be the summer walk-through of the neighborhood during the second half of July.