

Olney Oaks Homeowners Association Board Minutes – November 5, 2009

The board met at 7:00 at Dave's American Bistro in Olney for its annual dinner meeting.

Present: Dennis Bourque, Jay Feinberg, Dick Harris, Carolyn Knight, Nicole Lechner, and Theresa Kyne Robinson

A. Discussion on Lawn Service Contract Renewal

The board agreed to accept U.S. Lawns' new contract.

B. Aggressive Solicitors

One recent evening Officer Dan Gunn visited Dennis to discuss an aggressive solicitor who had intimidated one of Dennis' female neighbor by placing his foot in the door and saying, "I'm not done talking to you!" because she had not wanted to purchase his products. In some cases, legitimate companies, such as Verizon and Comcast, use contractors to sell their services door to door. Sometimes, these contractors do not act appropriately. People should complain the company a misbehaving contractor represents and, if necessary, call the police. Dennis also pointed out that we do not allow promotional signs for candidates or companies to be placed on HOA property because of problems in the past where people thought the HOA was endorsing the company that put up the signs.

C. Board Members' Liability

Per a commitment from the prior meeting, Jay checked with the HOA's attorney about board member liability. According to state law, individual board members have no personal financial liability for HOA negligence as long as the homeowners association carries a minimum level of insurance. The HOA has double the minimum liability insurance. However, we can still be named in a lawsuit.

Jay also asked the attorney about having people who are reserving the pavilion to sign an agreement. The attorney said that this was not required but might be a good idea to ensure that that people understand their responsibilities and the rules for using the pavilion. Nicole said that she was researching possible wording for an agreement.

D. Maintenance for the Tot Lot and Pavilion

Per a commitment from the prior meeting, Dick obtained an estimate from a handyman recommended by Nicole. The estimate covers repairs to the Carrisa tot lot benches and slide and to the posts and roof of the pavilion. The board found the estimate reasonable and approved the work.

E. Financial Fidelity Insurance Needed

Jay learned from our attorney that a new state law requires homeowners associations to purchase financial fidelity insurance because of the money handled. He will obtain more details from our attorney and insurance agent.

F. Treasurer Report

Jay reported that one of the four homeowners who had liens placed on their homes last year has paid off the dues owed for last year and the current year and the collections fees. The lien will be removed. The two homeowners who were turned over to the attorney for failing to pay this year's dues have not yet responded.

G. Next Meeting

The next board meeting is on Thursday, December 3 at 7:30 p.m. at Dennis' house.

The meeting adjourned at 8:15