

Olney Oaks Homeowners Association Board Minutes – September 21, 2011

The meeting was called to order at 7:30 p.m. by Jay Feinberg

Present: Don Beeson, Jay Feinberg, Dick Harris, Marc Meltzer, and Theresa Kyne Robinson

A. Seeking a President and New Members

Dennis Bourque can only serve in a limited capacity at this point due to family obligations and will not run for office again. We are seeking new board members also so we will not have to hire a management company or have an accounting firm. Don Beeson recommended we announce at the annual meeting that we need volunteers to manage: trees, landscaping, and snow removal.

B. Treasurer's Report – Jay Feinberg

- Status of dues payments: After settling a lawsuit earlier in the year that we filed to collect unpaid dues, a homeowner on Shallow Brook again has not paid his current dues and has been turned over for collections. A household on Shallow Brook has also been turned over for collections. We are in the process of suing a homeowner on Headwaters Drive to collect unpaid dues and have added this year's dues to the suit.
- Financial Report: We are under budget in all categories except for trees. Mostly due to damage from the past winter blizzard, the Board agreed to use funds from the Miscellaneous Ground Maintenance budget in addition to the tree budget to cover the required tree work. We have already spent \$9,350 on tree service. An amount of \$3000 was added to the General Reserve money market account. This money was surplus from the prior fiscal year that partly resulted from settlements of unpaid dues and legal fees. The \$945 collected from townhouse owners for the maintenance of their parking area was transferred to the Townhouse Fund.

C. Reported Issues

1. Dick Harris gave us an update on his progress of obtaining a roofing estimate for the pavilion.
2. Tree Problems:
 - a. Leaning tree behind 4000 Shallow Brook Lane
 - b. Fallen trees: in creek, on common ground behind 18145 Darnell Drive, on back fence at Carrisa Lane, and by the pavilion
3. Queen Elizabeth Drive entrance – removal of sediment by outflow of culverts
4. Dead tree and overgrowth at 18112 Headwaters Drive
5. Car without license plates at 4305 Morningwood Drive

D. July 31 Walk-through Review

- 1) Notify two homeowners about trees overhanging path to power lines – Carolyn
- 2) Repaint blue wooden seats on pavilion tot lot structure – Jay
- 3) Paint over graffiti on Darnell dam – Jay
- 4) Cracked concrete around drain by pavilion and path repairs – Jay
- 5) Tot lots need new cushioning mulch – U.S. Lawns estimate \$5,650

E. Handling of reported problems – Jay Feinberg suggested we distribute to board members the job of responding to emails by geographical area.

F. Olney Oaks website status: Change to blogsite is slow; outside assistance may be required.

G. Leaf collection dates: Week of November 7 and week after Thanksgiving

H. Snow Removal – Jay Feinberg recommended we have homeowners adopt a sidewalk to minimize U.S. Lawn's role in snow removal in order to save money for tree and branch removal. Marc will look up the bus pick-up areas to ensure they are cleared first.

I. GOCA report – The developer of the Bowie Mill project will renovate the path from Darnell Drive to the new community.

J. Annual Dinner – November 2, 7:00 p.m. at Mama Lucia's in Olney

K. December 7 – Board Meeting to plan for annual meeting

L. Annual Meeting at Belmont ES on 1/24/12 – Room reserved and fee paid

The meeting adjourned at 9:30 p.m.