

Olney Oaks Homeowners Association Annual Meeting Minutes – January 25, 2011

The meeting was called to order at 7:15 by President Dennis Bourque.
There were 47 members attending the meeting and 268 individual proxy responses.

Dennis Bourque, president, opened the meeting by stating the purpose of the homeowners association: to make improvements for the overall community. He highlighted the importance of improving the entrance signs and landscaping.

Treasurer's Annual Report: Jay Feinberg

Mr. Feinberg stated lawn service was our largest expense category, but fallen trees were the largest unpredictable financial burden. If a tree falls in the creek or across a resident's yard common area, the homeowners association must pay to have it removed. We have 14 acres of woods fields to mow and 35 acres of woods within a total of 50 acres of common property in our community. The association never had spent more than \$1,200 on snow removal until last year, but the three blizzards of 2010 cost us greater than \$14,000, causing our budget to overrun. However, because we had adequate short-term reserves and placed capital improvements on hold, our budget is still fine, and we still were able to put \$3,500 back in a reserve fund. This year \$5,000 is budgeted for snow removal, and we can begin capital improvements. We are unsure about whether or not we will need to raise dues in the future. The HOA's books were reviewed by an independent accountant and found to be in proper order.

Board of Directors Activities: Dennis Bourque

- Mr. Bourque explained the reasoning behind the association paying to have snow removed from some areas but not others. Snow is removed where it is a safety hazard, particularly for children. He had received many calls for snow clearing, but the calls were mainly from recreational walkers who had to be told their path is recreational. Mr. Bourque stressed the need for homeowners to shovel the area in front of their homes and said US Lawns will shovel the sidewalk along Danube crossing the gas line, crosswalks, and school bus stops. Last year the company cleared streets also. Jay Feinberg stated that the more we shovel ourselves, the less it will cost the community to clear snow.
- The tot lots' benches, the pavilion, and the playground were repaired last year. We are trying to avoid the larger expense of replacing the playground equipment but might have to replace them in two to three years. It might cost \$50,000 to replace one playground and \$20,000 to replace the other. The county has specifications related to the number of children per house that determines the number and size of the playgrounds in a community. The storm drain near the pavilion was repaired by an outside contractor to divert water onto the street and away from backyards.
- Trees that had been blocking the water flow in the creek that runs under Headwaters Drive were removed, as were some dead trees near the footbridge and behind houses on Shallow Brook. The common area behind the Carissa townhouses had to be regraded to improve drainage and prevent flooding. Some concrete sidewalks were replaced.
- Dennis Bourque gave the community high marks on people and involvement but said entrance sign improvement is a priority because it is the outward appearance and therefore first impression people have of our neighborhood. Two companies have submitted bids, one for a typical appearance and the other for a higher scale appearance. Mr. Bourque would like every entrance to be the same.
- The storm water flow where the creek crosses Queen Elizabeth is the responsibility of the county for the outflow and Olney Oaks for the inflow. The whole swale in the past 30 years has filled with sediment, and the dredging cost to clean the inflow area is very high. The inflow starts at Headwaters Drive and comes from Homeland Village. It eventually flows to the dam and blocks the pipes intake; U.S. Lawns removes truckloads of sediment three times a year. We must clean the area out to 25 feet from the dam.
- Regarding the leaf collection, 80% of the residents favor it. The wording on the signs however needs to be changed to reflect the flexibility needed by weather changes. Instead of stating the specific days of each collection, the signs in the future will say "week of." We try to pick up the leaves between two large drops of leaves.
- Dennis Bourque shared he had originally looked at Headwaters Lane for the basketball court but realized flooding would wash it away. A few companies had submitted bids between \$65,000 and \$75,000, but one individual had offered to do it for \$30,000.

Mike Dorsey, objecting to the basketball court, said he had never seen a survey about the court. He had spent his own money on a court in 1993 and said he had counted 55 private and other basketball courts in Olney Oaks. He is concerned about negative behavior around the planned basketball court and the possibility of flooding due to the replacement of green space with asphalt.

- Dennis reminded him that the July letter had asked for feedback and that the board's monthly meetings are open to all residents. He shared that 80% of the community had voted against the basketball court on the reply card survey and 20% had voted in favor of it. One member said he liked the low key easy to care for nature of the neighborhood, but Dennis Bourque pointed out that many of the new neighbors have young children. One member said she has seen many children use the pavilion for roller blading, skateboarding, hockey, and volleyball. Another member said the cost of a basketball court should be put towards updates for our current assets.

- Kenny Cowen spoke about the basketball court he had offered to build at a bargain price. He does concrete and asphalt work for the government and private industry and had submitted a low estimate for the project because he has relatives in the community. He would level the ground, add three inches of stone, 2.5 inches of sub asphalt, and 1.5 inches of surface asphalt in addition to all the striping seen on a college basketball court. The court would be 85 feet by fifty one feet in area. The price does not include the basketball rims, but he recommended a goose neck rim which costs between \$900 and \$1700 and said it would require a ton of concrete which he would pour. He also said he would include a four-square game and dodge ball equipment in the total job. The warranty for the whole project would be for one year.

A vote was taken on the basketball court and it was overwhelmingly opposed.

In addition to ill behavior, residents were concerned about the removal of green space and a drop in home value, but Dennis Bourque said the basketball court would improve home values. Mr. Dorsey favored repairing the bike paths.

Dennis Bourque said it would cost \$5, 000 to \$10,000 to remove the bike path between Danube Lane and the power lines and \$67,000 to improve all the paths. The problem is the trees homeowners have placed near the bike paths. He pointed out that spending more on the asphalt base enables an asphalt path to last much longer. We are currently in the second year of a five year contract with U.S. Lawns, the company that does our landscaping.

Regarding the bridge, Mr. Bourque stated six years ago we installed new riprap by the bridge but much has washed away. Over the next three years we will be making decisions about our priorities. He does landscaping and other work for seven management companies who have told him it would cost \$100, 000 per year to manage our community.

Mr. Bourque invited all to join the board and not seeing any volunteers asked if there was anyone present who has a business that could help the association with its projects. He shared there is a woman in the community that picks up trash along the pipelines and another woman who waters the plants at the Headwaters Drive entrance.

Mr. Bourque asked if there were any issues and received the following questions:

1. When will you find out how many children live in each house?
2. Would Dennis craft a letter preventing outside children from playing on our fields?
Response: Teams are allowed to play on the common areas if at least one adult lives in our community. The insurance of the sports organization, not Olney Oaks, is liable for any injuries.
3. Has anyone contacted you about the turkey vultures?
4. Is there a plan to gradually increase our costs rather than drastically raise the dues in a few years?
Response: We have a long-term plan.

Webmaster's Report: Marc Meltzer

- The Olney Oaks website is being redesigned to make it easier to maintain.

President Dennis Bourque invited others to join the board, but no one expressed an interest.

All of the current Board Members were unanimously approved by a vote of the members at the meeting.

Don Beeson, Dennis Bourque, Dick Harris, Jay Feinberg, Julia Fryer, Nicole Lechner, Marc Meltzer, Theresa Kyne Robinson, Carolyn Knight and Roger Grant (A townhouse representative is still needed.)

Meeting adjourned at 8:55