

Meeting of the Olney Crossing Homeowners Association

Date: July 13, 2021

Time: 7:00 pm

Board members: President: Bill Hysell
Secretary: Mary Toro
Treasurer: Krista Boteler

Homeowners: Susan Eckrich, Colleen Glasser, Julie Jenkins, Ania Kudrycki,
Michelle McLeod, Ann Metayer, Iman Nikmejad, Teri Olivier,
Audrey Partington, Kristina Reardon, Monica Valencia,
Vasanth Vasadivian, Eric Wenocur

The meeting was brought to order by Mr. Hysell welcoming the homeowners to the meeting and introducing himself and the other board members present. He acknowledged Julie Jenkins for her help in distributing the notice of the meeting and also Eric Wenocur for his help with the website.

Krista Boteler provided the financial report. She discussed the balance of the bank account and stated that we maintained a small reserve that previously had been maintained for the purpose of maintaining the storm water pond that is behind Monitor Drive. She stated that the HOA does not have an abundance of cash, we have a small deficit of approximately \$5800 – with 3rd quarter dues coming in or still to be collected. There are a handful of homeowners that are in arrears but overall we are in good shape. There is a bit of reserve funds from those homeowners that pay the annual amount in advance of the quarterly statements. Also, there are only a handful of homeowners that owe \$500 or more that should probably be referred to David Gardner for a dunning letter. There are a few that owe \$200 or less and we should probably remind those homeowners that they need to make a payment.

Krista noted that she did not prepare an audit document for the attendees of the meeting as she has previously and because we were meeting virtually, but any homeowner that wanted a copy of the audit could request one from her. She would be happy to mail the financial statement to those homeowners that were interested in receiving it.

Expenses- \$4,200 for landscaping per quarter. The contract is with CER. They have been providing the landscaping care for over a decade. For \$1300/month they hit all of the common areas weekly, will remove debris on a per job basis. They recently performed a debris clean up north of Hines near GA and Winter Laurel. It cost the HOA around \$900.

Generally when trees fall in the common area or the HOA needs to expense for the removal of a tree, the HOA gets three estimates to remove the trees. In the area North of Hines there has been a lot of large trees that have fallen and the area is becoming overgrown with weeds. One of the homeowners asked to HOA to look into cleaning up that are again. CER provided an estimate to remove the large trees and remove the root ball - \$8900 to remove the large tree and \$3400 to

remove the root ball. Due to this extreme number the HOA did not proceed with additional estimates.

One of the homeowners asked if the HOA has a list of local people that provide snow removal service. The HOA does not currently have a list to provide but that might be something that could be arranged in the future to help homeowners.

Eric Wenocur mentioned that he knows of someone that can help with landscaping services and that he could provide that information to Ann.

Bill Hysell mentioned that the State of Maryland has recently passed a law that requires condos- and HOA to have financial reserves. While the OCHOA does not have structures that need to be maintained, e.g., tennis courts, pools, playgrounds, there is no carve out in the law that exempts out these types of associations. In order to not have to maintain a significant financial reserve and comply with the law, the Association must conduct a study to show the State that a financial reserve is unnecessary. Mark Fine is the person with the County that can answer questions regarding this new law. Bill has been in contact with him. Bill has also spent time participating in the meeting for HOAs notifying them of this new law. **Someone in the HOA will need to follow up on this in the near future.**

The meeting then moved to discussing the need for a new board. Bill and Mary have moved from the area and will no longer be acting on the board. Ann Metayera volunteered to be VP but she needs help. There are openings for the President, Secretary, and positions on the ARB. **Several members stated that they would be willing to help with tasks but they cannot commit to serving as a board member.**

We discussed reinstalling block captains in each neighborhood to get information out to the neighborhood. We discussed the difficulty of getting 8 people to volunteer to do that but that it is not an idea without merit and that could be pursued.

Eric Wenocur asked whether there was a possibility of paying people to be on the board rather than it being volunteer. The Covenants do not allow anyone other than the treasurer to be a paid position. The by laws would need to be amended to allow for this. The discussion then turned to using a management company to run the HOA. This led to a discussion of the cost for the management company and that volunteers to liaison between the homeowners and the Management company would still be needed. Michelle McLeod volunteered to investigate current costs for this to take place. She requested the names of the management companies that have been contacted. Kevin Glasser contributed his knowledge regarding this and quoted costs ranging from \$1500/month or more and noted that our HOA is small and it would probably end up being cost prohibitive for a management company to run this HOA.

Audrey volunteered to be the secretary. Vasanth stated that he would help with social media and noted that maybe this would get people more involved and interested in the HOA. **Iman Nikmejad** noted that he would help with the ARB. **Susan Eckrich** and **Monica Valencia** noted that she would be willing to help with tasks. Using a listserv would also help getting info out to the homeowners but the homeowners must be willing to provide their contact emails in

order for this to work. Maybe ask once more for people's email address in the next quarterly newsletter. **Listserv setup would be another action item.**

It was noted by Bill and Mary that both Colleen Glasser and Julie have knowledge of the activities of the HOA board, they have the files (because we had to leave them with someone in the HOA), and are willing to help out with the transition to new board members. There are also several homeowners that are original owners or who have previously been on the HOA board that could be contacted.

The time was now about 8:30 and people needed to move off the call. Several of the attendees provided their email addresses to be distributed to those on the call and for future activity.