

OLNEY CROSSING HOMEOWNERS ASSOCIATION
ANNUAL MEETING
(virtual)
October 21, 2021

Board Members Attending: Ann Metayer (Vice President-elect), Audrey Partington (Secretary-elect), Eric Wenocur (Board Member at-Large-elect)

Homeowners Attending: Colleen Glasser, Julie Jenkins, Michele McLeod, Delyara Vacia, Laura Shay, Iman Niknejad, Larry Rublee, Janice Chiddo, Carol Bickford

WELCOME: Vice-President Elect Ann Metayer adjourned the meeting at 7:10 and reviewed the Agenda.

FINANCIALS:

Treasurer's Report: Ann summarized the Treasurer's report, which had been sent to her by OCHOA Treasurer Krista Boteler, who was unable to attend the meeting. The HOA is in good financial shape with a cash reserve of more than \$11,000. The Profit and Loss Statement for January 1-September 30 2021, reflects a loss of \$4,726.88, due in part to higher than usual snow removal costs (\$5,500).

Proposed 2022 Budget: The proposed 2022 Budget shows estimated expenses totaling \$25,120, which is slightly higher than the 2021 Budget. However, at this time, quarterly fees will remain at \$66 for the first quarter of 2022. Fees will only be increased if there are unforeseen expenses. The HOA needs to pursue delinquent fees from homeowners who are in arrears (10 homeowners owe a total of \$2,805).

Payment Methods: Homeowners can now pay their fees using Zelle. The instructions are on the OCHOA website. Ann will ask Krista if payments can be made by Pay Pal.

COMMITTEE REPORTS:

Architectural Review: Iman Niknejad reported that the committee received 4 requests during the last quarter for the addition of structures such as fences, sheds, roofs. He noticed a roof replacement for which no application was submitted. He spoke to the homeowner but determined that the new roof was in compliance with OCHOA guidelines.

While not under the purview of the Architectural Committee, homeowners raised some issues about grounds maintenance. Ann agreed to look into these issues, which include responsibility for the storm water pond (HOA versus the county) and removal of a dead tree on the south side of Hines Road.

Outreach: Michele McLeod discussed her efforts to develop a communications network for the community to: disseminate information to homeowners, gather input from homeowners, and to publicize social events. She has been gathering emails from as many homeowners as possible. Eric Wenocur (webmaster) is helping with this effort. Michele also discussed an idea she proposed at the last Board meeting, which is to identify block captains who can represent different sections of the community. She also discussed her ideas for future newsletters, such as highlighting members of the community who are involved in interesting work.

BOARD ELECTIONS: There were no objections from those in attendance to electing Ann Metayer as Board Vice President, Audrey Partington as Board Secretary, and Eric Wenocur as an At-Large Board member. (These candidates ran unopposed). The position of Board President remains vacant.

OPEN DISCUSSION: There was some discussion of an increase in car break-ins in the area. There was a suggestion to install receptacles for dog waste but this was determined to be prohibitive due to cost for the bins and waste pick up.

ADJOURNMENT: The meeting adjourned at 8:20 p.m.