

**OLNEY CROSSING HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**(virtual)**  
**November 1, 2022**

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

**Homeowners Attending:** Colleen Glasser, Michele McLeod, Alan Maldawer, Jean Neal, Delyara Vacia, Larry Rublee

**Others attending:** OCHOA Treasurer Krista Boteler (not a Board member position)

**WELCOME:** Vice-President Elect Ann Metayer convened the meeting at 7:05 pm.

**BOARD ELECTIONS:** After determining that there was the requisite quorum to elect the 2023 Board, the elections were conducted. There were no objections from those in attendance to electing the slate of candidates (each running unopposed): Ann Metayer as Board Vice President, Audrey Partington as Board Secretary, Eric Wenocur and Julie Jenkins as At-Large Board member. The position of Board President remains vacant. Ann agreed to continue to perform the duties of the Board president in her role as Vice President.

**FINANCIALS:**

**Treasurer's Report:** Krista present the HOA's Profit and Loss Statement, and Balance Sheet as of Oct. 31, 2022. The HOA's net profit is \$2,072. The Balance Sheet shows total assets of over \$19,000, which is consistent with the HOA's net worth at the same time last year. The cash reserves are \$11,000. There remains about \$5,000 in homeowners fees to be collected by Dec. 1, 2022, in order to meet expenses projected in the 2022 budget and avoid a shortfall.

**Proposed 2022 Budget:** The proposed 2023 Budget shows estimated expenses totaling \$25,495, which is \$1,345 higher than the 2022 Budget. The HOA is pursuing delinquent fees from homeowners who are in arrears (22 homeowners owe a total of \$2,700). Dunning letters were sent to 10 homeowners, and several accounts have been referred to the HOA's attorney for collection.

The Board announced its decision to increase the quarterly fee to \$70. Factors for the increase include a projected shortfall in revenue due to delinquent accounts, and inflation that could affect the HOA's annual contracts for services such as landscaping and snow removal. It was noted that this is the first fee increase since January 2020. It was also announced that fees will be due in 30 days (e.g., January fees are due Feb. 1) in accordance with HOA regulations. In recent years, that time frame had been informally extended to 60 days.

**Payment Methods:** Homeowners were reminded that they can pay their fees online using Zelle. The instructions are on the OCHOA website.

**COMMITTEE REPORTS:**

**Architectural Review:** It was noted that there has been a good level of compliance with the procedure to submit requests for exterior home improvements. It was noted that trailers on driveways and vehicles on lawns are not permitted per the HOA's Declaration of Covenants.

**Outreach:** Michele McLeod noted that a neighborhood Get Together was recently held on the HOA's common area on Hines Road. She has continued to gather emails from homeowners with help from Eric Wenocur (webmaster). There are 50 people on the email list. She also discussed her ideas for future quarterly newsletters, such as highlighting members of the community who are involved in interesting work, and explaining the HOA's annual operational costs.

**ADJOURNMENT:** The meeting adjourned at 8:25 p.m.