

Sept. 16, 2012 **OHA Board Meeting**

2:30PM Don Morris's home

Present: Jon Gault Design Review Chairman
Don Morris President
Sandy Smith Treasurer
Tom Tiffany V.P. and Secretary

Web Site

Tom stated that the 2011 annual meeting's minutes have still not been posted to the web site because he has not received an approved clean copy of those minutes. He questioned how the minutes can be approved at the annual meeting if homeowners have not seen them. Tom will check with Kinkos about getting the Covenants scanned into a WORD document (currently a large PDF file). This would reduce its file size on the web site data base and avoid unnecessary maintenance of the site whenever a modification is made to the site.

Annual Picnic

Don provided a cost of \$25 from Prospect Recreation for reserving the pavilion in the park at 44th and Indiana if we hold a 2013 summer picnic there. It will require homeowners to establish a picnic committee to have the picnic. Should this be the case, a reservation would need to be made timely.

Perimeter Fence

A review of estimated costs for fence replacement was reviewed to include 3 options: replace all now, replace in sections over 5 years, or replace all in 2018 after building a larger reserve fund. The option to continue with the current process of fence maintenance must also be presented to homeowners for consideration at the annual meeting. A concern was expressed as to damage coverage being continued by the insurance company as the fence ages.

Budgetary

Sandy reported a current checking balance of \$17,855.71 and a savings balance of \$20,036.37. She will be preparing the 2013 budget. The Board will meet to review 2013 figures before the annual meeting. One fee delinquent homeowner has allegedly sent in annual fee last week but refuses to pay late penalties. Discussion ensued and will continue later as to advisability and timing of initiating liens.

Common Area on Fig St

Jon will obtain a bid for the removal of the trees and berms altogether. There is not 100% consensus of the Board for such removal. Sandy reported that responsible homeowners arranged stump removal for tree cut down this summer.

Foreclosed House

Sandy reported that the sale of this house is supposed to occur in the next couple days. Among other things, the title company stated they did not receive the material she e-mailed them last spring, so closing was delayed.

Homeowner Directory

Tom has the directory updated and ready for printing. Only a dozen residents provided any changes to it. Tom will contact new owners of foreclosed house after the closing for their information.

Next Board meeting to be held prior to annual meeting in November.