

July 28, 2012 **OHA Board Meeting**

10:00AM Don Morris's home

Present: Jon Gault (absent-retained) Design Review Chairman
Don Morris (Named) President
Sandy Smith (Retained) Treasurer
Tom Tiffany (Named) V.P. and Secretary

Web Site Problem

Tom is addressing a problem with the Covenants not being accessible. He will investigate splitting the Covenant into several files to eliminate the problem with this file disappearing from the web site anytime there is a change to the web site due to the file size exceeding the web site expected maximum of 10MB for files.

Perimeter Fence

A proposal for homeowners to consider for fence replacement will be sent to homeowners by Sept. 15. Tom has contacted two fence contractors and will try to get a third bid on costs associated with such replacement. Costs for continuing the current process of fence maintenance will be identified also. Legal opinion obtained in 2012 that fence is considered an OHA asset will be addressed as well.

Common Area on Fig St

Tom has one bid for replacing the support structure for the berms but that company has no interest in removing trees or berms. Jon will obtain a bid for the removal of the trees and berms altogether.

Sandy will address recent homeowner's actions taken in regards to OHA common property without Board approval.

Budgetary

An annual fee collection issue was brought up by Sandy and will be addressed directly with the homeowner. Late fees on the foreclosed home have been partially recovered from the bank. The OHA will avoid fees by not placing a lien on this property because the balance outstanding would be required to be paid upon sale to clear the title.

Annual dumpster availability provided in current contract with trash collection company was a great success. This will continue and the cost of a semiannual service will be investigated if residents feel this is necessary.

Covenants

Several complaints about Covenant infractions have been expressed to the Board. These include such infractions as abandoned/inoperable/unlicensed vehicles, barking dogs, speeding on roads, landscape issues, and not preventing trash from blowing around the neighborhood. One item will be addressed specifically with the homeowner, and the others with a reminder to all of the need to comply with the modest OHA Covenant requirements to assure the quality of life that residents living here should expect.

Annual Picnic

Will be scheduled for Friday Sept. 21 at 5:30PM. The Association will provide all the food and drink. The picnic will be held in the cul-de-sac at 45th Dr. Notice of the picnic to be posted around Labor Day.

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