

OHDA MINUTES Tuesday November 7, 2023

The Board of Directors met at 6:30 pm on the above date at 259 Sundown Terrace. All members - - Brad Wolfsen, Hatti Hamlin, Garen Ingleby, Patricia Shimbor, Alex Rogin, Chris Anderson and Marty Glick were present.

By motion, the minutes of the previous meeting were approved and will be posted online.

Alex reported on the HOA finances, including dues collection and obligations to date. The Board then discussed the reserve study implications, the equipment replacement costs and other factors. Based on this input, the Board voted unanimously to approve \$350.00 as the amount of member dues for the next fiscal year.

The board then reviewed and discussed the proposed budget and projects that will impact it and unanimously approved the budget for the fiscal year starting June 1. Both the budget and the reserve study are posted online.

With the budget established, the board reviewed and finalized the contract for the replacement of the park equipment (slides, swings, etc.) and the plan to swap the location of the slides and swings. The contract is available for member review upon request. It was anticipated that the new equipment would be installed in the April/May 2024 timeframe. Garen agreed to stay in touch with the contractor and to oversee the installation.

The board next discussed the need to remove the bender board in the park as well as the barbecues and authorized hiring of Will Thorn to accomplish that with Chris Anderson overseeing that project. Discussion of regrading of the area behind the basketball court was deferred. Further discussion of repair and maintenance of the private road was also deferred.

Next, the Board took up previously circulated amendments to the by-law sections on fines and processes related to levying and enforcement, amendments aimed primarily at conforming the by-laws to the CCRs as required in the text of the new CCRs adopted by membership, as previously reported. The amended by-laws as well as the CCRs are available for review online. The Board unanimously adopted the proposed amendments.

The Board once again affirmed its desire to hold the next annual meeting in the park. Hatti had circulated proposed dates previously and agreed to recirculate those dates and then select the most appropriate one so we can include notice of that meeting in the annual Dues Packet and Information annually circulated to the members in April. Additionally, the Committee agreed to work on creating a calendar for future Board meetings in the coming fiscal year. Marty agreed to review and revise the materials to be circulated to the membership to conform the content to the new CCRS and also similarly

review and revise the form request for approval of the Architectural Committee. Alex will coordinate that circulation.

The desire to provide members with the option to pay dues online was again reviewed. IT was determined that the extra charge for that by such as PayPal, Venmo or credit card would need to be absorbed by members electing to pay in this manner - - should it become feasible to set that up - - and that the amount for such online pay would be \$360 per year, the extra \$10 covering those costs.

Hatti indicated that with changes in ownership in the ODHA since the last directory, we need to provide members and board members with an updated list. Hatti and Alex are to coordinate on that and report at the next meeting. The committee approved an expenditure of \$500 for the initial work on that endeavor.

The Board then took up issues regarding the boundary line in the area between the park and the adjacent home at 295 Sundown Terrace, including responsibility for maintenance in the area, avoidance/elimination of accumulations of brush and the like, and addressing any adjacent homeowner structures, fences, etc. on the park side of the lot line. It was agreed that Marty and Brad would craft and send a letter to the homeowners identifying the issues and seeking a meeting to discuss appropriate solutions. Such a letter would constitute the required CCR notice to the homeowners of issues to be addressed.

The final agenda item was discussion of the transition from retiring and resigning director, Brad Wolfsen, the ODHA President to new ODHA officers. The Board unanimously elected Hatti Hamlin to take over as President, effective June 1, 2024 and also, without dissent, elected Michael Berta to replace Hatti as vice-president, effective on that same date. Mike agreed that he would be willing to take over as President after the 2025 elections have taken place and the results set, should the membership choose to continue his service on the board at that time. Brad agreed to at least outline, if not put together in text, a manual for future board members on our rules, procedures, park responsibilities and the like and also to organize appropriate word documents, passcodes and the like for use by future boards.

There being no further business the meeting was adjourned at 8:15 pm.

Marty Glick  
Secretary