

OHA Board First Quarter Meeting Minutes

March 11, 2020

Board Members Present: Joseph Dashiell, Julie Kirgis, Lawrence Lohr, Russell Schleske, and Mayo Yu .

Invitee: Matthew Weisman

Meeting called to order 7:05 pm

Review of Annual Meeting minutes

- Minutes approved, to be posted on the OHA website

Treasurer's Report

- None available tonight; Joseph will request that Russell Creighton forward copies to each of the board members

Secretary's Report

- There have been some questions from neighbors about whether or not their property is subject to OHA membership. Unless our records show a copy of the certificate of filing new restricted covenants that replaced the expired 1926 restricted covenants, it is necessary to verify from the Alameda County title records office that the new restricted covenants were filed as part of that property's title.

New Business

- The board voted to authorize spending \$1200 - \$1500 for legal advice for the following concerns, in order of priority:
 - Confirm that California HOA regulations do not apply to the OHA?
 - Carryover board term when no quorum at the annual meeting
 - By-law and CCRs issues regarding maximum interest rate, fees, lien costs, etc
 - Other questions we may have

Old Business/Updates

- Though we mailed annual meeting notice and ballot and proxy as required by our bylaws and CCRs, OHA was not able to obtain a quorum by the date of the annual meeting in December.
 - We needed approval of $\frac{2}{3}$ of the Members to change the quorum requirement to 25% from 50%.

- We needed about 50 more ballots and/or proxies to obtain a quorum.
- We need to develop a plan to achieve the right number of ballots/proxies
 - Board members go out and knock on doors with a personal note
 - Include SASE in the envelope for their convenience with the board member's address as the return
 - Ballot needs to have a date - we are setting July 15, 2020
 - The board will meet in June to evaluate where we stand
- We agreed to name Matt Weisman, consultant to the OHA, as an additional insured to OHA liability insurance policies
- Sidewalk tree well update
 - Katie and Virginia are renewing efforts to ask Leimert merchants to help defray the costs of maintenance
 - Last year two merchants gave \$250 each
 - The tree wells look very nice since they've recently been replanted
- Miscellaneous
 - The gas line replacement has mostly been completed, but there is still some repair to be finished
 - The Yahoo groups have ended, and Oakmore has moved to JustMyNeighbors, which is less robust

Meeting adjourned at 8:00 pm.