

OHA Board Meeting

November 19, 2020

7:00 pm by Zoom

Attending: Board Members-Joseph Dashiell, Julie Kirgis, Lawrence Lohr, Russell Schleske, Mayo Yu, and, Administrator- Matthew Weisman

Minutes

June 29, 2020 meeting minutes approved.

Budget and finances

There are about \$13,000 in delinquent accounts. Almost 50 owners owe two or more years. Another 29 did not pay this year's dues. Sixteen owners owe four or more years.

The board will provide new notices to owners so that they can remedy their arrears. The board discussed and confirmed the OHA policy on collections. The policy will be mailed along with the 2021 dues invoice.

- Interest rate on all payments due OHA continues to be 10% per annum compounded monthly.
- Charges to delinquent accounts shall include all related expenses including administrative time.

The board discussed and agreed that the president shall send a notice to owners about what they owe and offer a grace period before we will enforce existing policy. The letter to all delinquent owners will include the policy, the amount due, next year's dues, and state that we expect remittance by January 31, 2021.

Once we take steps to collect, we will need to provide notices delivered by certified mail in accordance with the bylaws and deed recorded declaration of restrictions.

Russell Creighton provided the 2021 budget proposal. We will provide for \$1000 for collection fees and \$2000 for legal to accomplish the effort to collect required annual dues. We will continue the amount of \$100 for transfer when properties are sold. Transfers will also include costs incurred for administrative work when sellers are in arrears.

The board approves the 2021 budget and the \$75 per property 2021 dues.

Annual Meeting

The board discussed and agreed that OHA will mail by December 1, 2020, the notice of the annual meeting accompanied with a ballot and proxy card. The ballot will provide for the amendment of the by-laws to (1) hold the annual meeting virtually, by example Zoom or other virtual meeting internet applications, and (2) to reduce the required number for a quorum for holding an annual meeting and election of officers to 25% of members from 50% of members.

We will set our (digital) annual meeting for Wednesday, December 16, 2020 by Zoom.

We will hang garlands on the bridge on Saturday, November 28 at 9 am.

Meeting adjourned 8:00 pm.

Submitted by Julie Kirgis