

**Olde Ferry Estates**  
**Homeowners Meeting Minutes**  
**January 10, 2011 at 12:00 p.m.**

The meeting was conducted via a conference call. The following four Board Members participated in the call:

Janet O’Keeffe, President

Cliff Disbrow, Vice President

Bob Atwell, Treasurer

Bryan McGann, Secretary

Sherry Williams was unable to attend.

- A brief discussion was held on the placement of rip rap at the entrance to Olde Ferry Estates—where the channel next to Lot 1 runs under the road—to prevent erosion from rain and runoff. A motion was made to pay for rip rap to be placed. **The motion was seconded and approved.**
- A discussion was held on the condition of Lot 14. The lot has several trees down, is not in compliance with the Covenant requirements that lots be maintained in an orderly manner and that all dead trees and underbrush be cleared for a distance of 40 feet from the roadway. **It was decided that the president of the Association would contact the owner about removing the dead and downed trees.**
- Corky Camin plowed the roads for us when it snowed. **The Board agreed to send him a check for \$100.**
- The Treasurer reported that we have \$16,000 in the bank with an anticipated \$4,000 in expenses in the current year. He stated that given the surplus, the BOD should be prepared to discuss a dues reduction if HOA members raise the issue.
- The foreclosures or threat of foreclosures in the neighborhood were discussed. It appears that some home owners and lot owners may lose ownership of their property. The BOD agreed that it would be helpful for the HOA to be informed about what is happening with these properties so they can make informed decisions when and if they come on the market. But it is not clear how the BOD can obtain information in a timely manner. The question was raised as to what will happen with the developer’s rights to the off-water lots if the ownership of the lots changed hands. The answer is not known at this time.
- The BOD discussed when would be a good time to have the woody debris collected from homeowners’ lots. **It was decided that late February would be a good time.**
- The Board held a discussion on the idea of a neighborhood watch and whether we should have one in Olde Ferry. **The Board voted to move forward with this idea.**  
**Janet will contact the sheriff’s office for training.**

Road Update:

- We need to have 4 copies of the revised plat made and recorded.
- Once the State has assumed maintenance of the roads, we will contact Robinson Ferry Estates owners to ask if they will contribute to the cost of bringing the section of the road in Robinson Ferry Estates into compliance with State requirements. Janet mentioned that the few people she contacted in the past indicated a willingness to do so.
- The ongoing By-Law review was discussed. Bob and Bryan will review the Bylaws for the next meeting. All other members have already reviewed the document and are prepared to discuss provisions the HOA may want to change.
- The Architectural Review Committee was discussed, and it was determined that given the current environment and lack of building that we would not staff the committee at this time, but that the Board itself will serve as the review committee for the near term.

**The next meeting will be scheduled for late March 2011.**

The meeting was adjourned at 12:38 p.m.

Submitted by: Bryan McGann, Secretary