
OAKTON MILL ESTATES HOA

ANNUAL MEETING – December 7, 2021

LOCATION – OAKTON LIBRARY, 7 pm

Dinner served & Zoom option for HOA members

Board members in attendance: Judy Mahony, Andrea Woodhouse, Iman Elbakry, Marcia Sherwin, Ed Hanlon, Christine Foreso, Lucas Black, Rebecca Greene

Neighborhood members in attendance: Rebecca Chanin, Bob Zulandi, Konstantin Djoubrailov, John Ambler, Nick Butler, Josh Foreso, Lauren Crum, Ann Balch, Dottie Bogutski, Bill Bogutski, David Buss, Audrey Mackay

Approval of the 2020 Annual Meeting minutes: Attendees were asked to review the final 2020 Annual Meeting Minutes. Rebecca Chanin put forth a motion that the minutes be approved. Iman Elbakry seconded the motion, and the HOA members passed the minutes unanimously.

Treasurer's Report: Iman Elbakry presented the budget on behalf of Bob Doyle. Bob prepared and shared the budgets for 2019-2022 (actual, projected, and proposed). The HOA is in solid financial position.

Current HOA annual dues are \$115.

Oakton Mill Estates Board member voting/confirmations:

Ballots were passed for voting on reinstating the current board members. Area for write-in board members were available.

18 members voted. All current officers and board members were unanimously approved. No write-in candidates were submitted.

Elected board members:

President – Judy Mahony

Vice President – Marcia Sherwin

Treasurer – Bob Doyle

Secretary – Andrea Woodhouse

Board members – Iman Elbakry, Lucas Black, Rebecca Greene, Julie Aamoth,
Christine Foreso, Ed Hanlon

Architectural Committee Report: Update given by Dottie Bogutski. Both Charlie Balch and Dottie are stepping down from the committee. The ARC is made up of volunteer community members that review architectural changes to ensure the requested changes are within the governing document requirements.

Last year there were several requests including 2 deck replacement projects and 2 construction projects at homes.

The HOA thanks Carol Doyle for her continued service on the committee and welcomes John Ambler and David Buss. David Buss will now serve as the ARC chairperson.

Social Committee Report: Rebecca Chanin talked about the activities planned last year during the pandemic including online game nights and monthly food trucks. The social committee hosted a successful springtime neighborhood palooza including a scavenger hunt and a service project.

A survey was sent to the neighborhood to gather information about what types of activities HOA members would like to see planned.

Some ideas for future events include an outdoor firepit hop, spring palooza, summer activity, Halloween activity, and food trucks.

The HOA board has approved \$1000 budget for the social committee to use for their activities in 2022.

Old Business: Bridge behind Oakton Ridge Ct on HOA property was repaired. Marcia Sherwin has been the point person.

New Neighbor Welcome:

Welcome to the new neighbors that moved in during 2021.

- 1- John and Emily Wang Pi – 10675 Oakton Ridge Ct
- 2- Nicholas and Maria Butler – 2888 Melanie Ln
- 3- Carla Pittalis and Ismail Ozkan – 10501 Oakton Ridge Ct
- 4- Rob and Audrey Mackay – 2896 Melanie Ln
- 5- Fayez and Sarah Alharti – 10674 Oakton Ridge Ct

New Business:

Lucas Black would like to have a special meeting to vote on allowing detached sheds and/or an additional bay for a three-car garage. David Buss, the ARC committee chair, reminded members that the ARC should be consulted prior to placing a shed on their property. HOA board members want to ensure policies are followed for any changes made to the existing governing documents. A neighborhood member expressed a concern about legal fees that may be associated with changing the governing documents and requested homeowners are made aware of the costs to make the changes.

- A member from zoom recommended we 'modernize' the governing documents.
- One of the community members suggested we update the governing documents so we can vote electronically.
- John Ambler volunteered to reach out to the county and ask them how governing documents can be overridden.

Meeting adjourned at 8:28 pm.

Respectfully submitted,
Andrea Woodhouse