

November 11, 2014

Buffington RE/MAX Olney Community Room
3300 Olney-Sandy Spring Road

- 7:30 CALL TO ORDER
1. Introductions (Name, Association, Representative/Alternate/Guest)
 2. Appreciation for Veterans
 3. Approval of October Minutes
 4. Approval of November Agenda
- 7:35 PUBLIC COMMENTS & ANNOUNCEMENTS
Chick-Fil-A formal community meeting will be held on Wednesday, November 19 at 6:30PM in the Community Room
- 7:45 MARIAN FATHERS UPDATE
Tom Natelli, Natelli Communities
- 8:15 TRANSPORTATION ISSUES
Bill Wanatosky, Transportation Committee
Executive Board approval required
- 8:45 COMMUTER SURVEY RESULTS
Daniel Rubenstein, Transportation Committee
- 9:00 COUNTY BILL 45-14 (HOA DIRECTOR TRAINING)
Lee Lofthus, Oatland Farm
Executive Board approval required; resolution is on page 2
- 9:10 OFFICERS/COMMITTEE/LIAISON REPORTS
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| 1. Mid-County Citizen's Advisory Board | Greg Intoccia |
| 2. Chamber of Commerce Report (www.olneymd.org) | Joe Buffington |
| 3. Olney Town Center Advisory Committee | Kathy Curtis |
| 4. Library Advisory Committee | Della Dorsey |
| 5. Legislative | Bob Reel |
| 6. Membership | Greg Intoccia |
| 7. Correspondence | Jackie Benn |
| 8. Treasurer Report | Kathy Curtis |
- 9:25 NEW BUSINESS
- 9:30 ADJOURNMENT

Next Meeting: **December 9, 2014**

Debate Rules

Each Representative will have 2 minutes for remarks. If you have no remarks, please yield your time so the next Representative can speak. After each Representative speaks, each Representative will have 30 seconds for additional remarks in rebuttal. Motions to amend will be considered at the end of the comment period.

GOCA Resolution Regarding Homeowners Association Officer Training

Background: the Montgomery County Council is considering a bill (Bill 45-14) that would require officers of common ownership communities (such as Homeowners Associations) take mandatory training developed or approved by the County's Commission on Common Ownership Communities. It would require new officers to complete the training within 90 days of their election or appointment, and require serving officials to take the training within 90 days of the law's effective date. The presumptive premise for the bill is that officials of community associations serve without receiving appropriate training on the responsibilities of these volunteer positions, and may act improperly as a result. Olney's Oatland Farm and Norbeck Grove communities, at a minimum, have already written the Montgomery County Council objecting to Bill 45-14 as currently conceived.

Whereas GOCA members recognize and agree with the need for homeowners association officials to act in the best interest of their communities, Bill 45-14's presumptive premise, i.e. that current officials of common ownership communities (hereafter homeowner associations for short) are inadequately trained, has not been demonstrated; and

Whereas Bill 45-14's requirement for mandatory training will serve as a disincentive for individuals to volunteer for their homeowner associations; and

Whereas it is GOCA's experience that residents who volunteer for association positions typically have broad professional, business, and/or managerial skills, the scope and responsibility of which far surpass the minimal and superficial educational standards proposed in Bill 45-14; and

Whereas Bill 45-14 is defective as written in several procedural respects, such as creating situations where boards will fail to have quorums for decision making if officials are summarily dismissed if they reach the 90-day mandatory training point without receiving training; and

Whereas current homeowner association governing documents provide for communities to address complaints with officials via their own HOA guidelines and elective process, and that further remedies are available via the Commission on Common Ownership Communities (CCOC), thus rendering Bill 45-14 superfluous in almost all respects;

Now therefore be it resolved that the Greater Olney Civic Association (GOCA) should formally object to Bill 45-14, in writing, with the Montgomery County Council.

Police Citizen Academy

The Police Citizen Academy is a comprehensive program that is offered to help increase the knowledge, skills, and abilities of our residents so that they can enjoy a better understanding of not only the Police Department's mission and goals, but what we do and how we do it. For more information:
<http://www.mymcpnews.com/2014/10/28/applications-being-accepted-for-upcoming-police-citizen-academy/>

The next Citizen Academy is scheduled to begin on March 3, 2015 and will be held on Tuesday evenings from 7PM to 9:30PM for 18 consecutive weeks.