**Annual Meeting Minutes**

**Holly Heights Subdivision**

**May 14, 2005**

The meeting of the Holly Heights Homeowners Association was called to order at 4:15 on May 14, 2005 at the Netarts Community Center by President Rita McColgin.

In attendance were:: Dale & Anne Duman, Gene & Rita McColgin, Dennis & Lynne Maloney, Rich & Jacquelyn Janulis,

Sharon Ike Smith, Russell Young

**Treasurer’s Report.** Rich Janulis (treasurer) gave the financial report: We currently have $8723 in the bank. Alll dues are current thru 6/30/2005 . Billings for the second half of the year will be sent out, by both email and regular mail, by July 1st. Expenses and income are on budget including estimated reserves for long term projects like road maintenance, painting, etc. The motion to approve the treasurer’s report was passed.

Other topics discussed:

Tree Topping-Gene McColgin joined Todd Bates in walking the tree line beyond the common area. The stakes outlining our property lines were found. It appears that there are only about six trees on our property affect the views. The other trees are on the property of the trailer court and adjacent homeowner lots. Those owners will be contacted for permission to cut when we know prices, timing and precisely who owns each of the designated trees.

Cedar Shakes-Russell Young noted concern about warping of cedar shakes and outlined the need for consistent handling of this issue. It was agreed that we would contact the people who did the painting to see what steps they would suggest and prices they would quote.

 Roofs-also discussed was the possibility of creating reserves for eventual roof replacement as part of the semi annual dues. The board will work on getting some estimate of current replacement costs and then anticipate a time frame for replacement to determine what reserve might be set to cover those costs. That will be reviewed in future notices and will be voted on if it is to be considered for adoption.

Windows-Several people noted moisture starting to show up in their windows. Some have had them replaced as a part of the warranty provided by Certainteed Products. Certainteed can be reached at (888) 454-7218.

Check out [www.ryworldimages.com](http://www.ryworldimages.com). to see the work done by our neighbor, Russell Young. Then go to www.ryworldimages.com/hh to see the pictures he has taken in and around Netarts and Holly Heights. It is worth the time.

**Also included in this mailing:**

* A copy of the amendments to the CCRs as filed with Tillamook County in August 2004.
* An updated list of addresses and phone numbers for all HOA members
* Recent Money Magazine article on explosion in beach property prices.