Holly Heights Homeowners Association Annual Meeting June 14, 2008

The meeting of the Holly Heights Homeowner: Association was called to order on June l4th at the Netarts Community Center.

ln attendance were Lnne Hickey. Rrch & Jacquelyn Janulrs, Karl & Kearney l"1alo, Tom & Lorelei Reid, Scott & Valerie Pihlstrom, Dennis & Lynne Maloney, Lonnie & Carolyn Hayhurst.. Dale & Anne Duman. ln ;rddition, l'4ark Rife had granted his proxy to the board for purposes of any votes required during this meeting. lt was established a quorum, in compliance wrth the cc&r's, existed. The mrnutes of the 2007 meeting were then approved.

Rich lanulis, treasurer, then gave the financial report- The key numbers from his report follow in this newsletter.

Thc following reports were then given.

**Sales**

* No homes havc sold the past year.
* Claudia Silva’s home is for sale as is the newest home built by Mario DeMatteis.
* One lot is also available for sale.

**Landscaping**

* Lawn & Common Space l.laintenance-Karl l'lalo reported that the aea has been dethatched.
* Three sprinkerls have been repaired.
* Sprays have been applied for weeds and carpenter ants.
* Rhododendron plants were lost in the big storm and have not yet been replaced.

**Trees**

* We have a $2000 budget for tree topping for 2008.
* None fo that amount has been spent.
* Six trees represent the primary concern but are on property of others outside the HOA. Karl and Dennis Maloney will talk to the owners to see if they would permit trimming.
* This year’s storm greatly improved views.

**Painting**

* Painting-Karl announced that the trim on the south side of the ten town homes would be painted this year.

**Shingles**

* Karl announced that the shingles on the northside over the garages and doors were sleaned this year. All agreed that Christensen did an excellent job in completing this work. The same company does home and carpet cleaning and other similar work.

**Website**

* New website should be up and running before the end of June.
* holly123 will be the password on the new site.

**Roofing**

* When we first started to reserve for roof replacement, our pricing model was based on the Dennis & Lynne Maloney experience at their condo in West Linn. It has now been determined that beach properties will have more steps needed (and money) because o the impact of weather.
* Karl Malo has gottcn an estimate that far exceed our current budget plan.
* We have 15 years to reserve for this category. It was agreed that we would re-budget in future meeting.

**Road Paving**

* We have approximately $5000 for this item in reserve.
* It is time for the road to be resealed.
* Karl Malo is seeking bids and Altan Bros of Depoe Bay, who did road 5 years ago, is the leading candidate to do the work.

**Driveways and Patios**

* The bid to seal the stamped concrete/slate driveways and patios has gone from approximately $2000 to $10000.
* The HOA has not reserved for this expense and individual owners will need to decide for themselves if they want this work to be done at their expense.

**Insurance Binders**

* It was agreed that each homeowner would send a copy of their insurance binder to the secretary of the HOA for the records of the association.

**CC&Rs and Bylaws**

* Both documents are now 10 years old.
* The laws related to HOAs have changed.
* HOAs have been advised to have their articles reviewed.
* A budget of $1000 was approved for this purpose.

**Our Neighbor**

* The HOA voted to send a special note and gift of thinsk to Walt for all the work he has edone to the benefit of our owners.

The work of the association have been completed, the meeting was adjourned.