**Holly Heights**

**Homeowner’s Association**

**Annual Meeting**

**June 13, 2009**

**Netarts Community Hall**

**Our gathering began at 2:00 pm with the official opening of the meeting taking place at 2:23 pm. A quorum was established:**

**In attendance were homeowners Lonnie & Carolyn Hayhurst, Rich Janulis, Dennis & Lynne Maloney, Karl & Kearney Malo, Lane Hickey, Marty DeMatteis, Mark Rife. Proxies had also been signed over to the board by Leesa Gango & Jeff Majnarich, Tom & Lorelei Reid, Dale & Anne Duman.**

**The meeting minutes of the 2008 annual meeting were approved as written.**

**Financials-Rich Janulis.**

**Rich reviewed our current financials. We are once again performing well versus budget and the actual figures will be posted to the website. We have one lot owner who has not yet paid his dues.**

**Landscaping-Karl Malo**

**Our landscaping company (RR Lawns) has increased monthly charges from $225.00 to $275.00. Karl is doing most of the spray work for weeds, bugs, etc. reported.**

**The back area desparately needs to be thatched. RR Lawns has purchased a new machine that will do the work. The best time to do that work is in early spring. They are scheduled to do this work in April of next year.**

**Tree Topping-Karl Malo**

**A tree threatening the trailer park below was felled with the permission of the owner of the park. It has significantly improved the view of the bay. There are still five trees (not owned by the HOA) that need topping only. The board is trying to meet with the owner of those trees to see if they will permit us to take care of this in the near future.**

**Road Maintenance-Karl Malo**

**Our five year accumulation for the repair and reseal of the road was $5000.00. The actual cost, due to oil price increases, was $7800.00. The next work will need to be done in approximately 5 years and we are now accumulating on a $9000.00 basis.**

**Roof Reserve-Karl Malo**

**We do maintain a roof reserve for the eventual replacement of the roofs of the original five buildings in the HOA. The two new buildings are not included in that reserve requirement at the present time. The company that served as the original roofer has given us an estimate for replacement in 2009 dollars. Adding inflation to that number proves to the board that the reserves will not be enough to handle the full expense when it is made approximately 12 years from now. A separate vote on how to handle this shortfall will be discussed and voted on by each of the 10 town house owners.**

**Lot Splitting and Combining-Dennis Maloney**

**The original Holly Heights Homeowners Association had a total of 20 lots. Some homeowners have gone through the process to combine two lots into one with the declared intent to build a single dwelling on the combined properties. The 20 parcels of land have been reduced to eighteen through this process.**

**Subsequently, some lots have been re-split and sold before build out.**

**When lots were combined into a single unit, the homeowners association reduced the number of lots used as the basis for allocating HOA expenses.**

**By vote of the HOA at this meeting, it was agreed that any action that increases the number of lots due to a re-split will result in a debt for all back dues resulting from those earlier combination process.**

**Late Fees for Late Dues-Rich Janulis**

**One lot owner has yet to pay the dues for the first half of 2009.**

**A vote was taken and it was approved that a fine of $25.00 will be assessed after the dues are six months late and, simultaneously, a 5% annual interest rate will be charged on the overdue amount plus fines from that point on.**

**Architectural Review-Karl Malo**

**It is important to note that any homeowner considering changes to the exterior of their homes and/or yards need to submit their proposal to the Homeowners architectural committee (the board) for review and approval as a first step. Approvals require a majority of the full board.**

**CC&R’s are published on our website,** [**www.hollyheightshoa.com**](http://www.hollyheightshoa.com)**, If you have questions or need clarification, please contact any board member.**

**Owner Replacement Insurance-Dennis Maloney**

**Each homeowner is required to keep current an insurance policy for the replacement value of their town home. A copy of the particulars page showing proof of coverage should be sent to Dennis Maloney.**

**Email is** [**dennismaloney@comcast.net**](mailto:dennismaloney@comcast.net)**. If you choose to fax a copy, please call him at (503) 742-1702 so that he can prepare the fax machine for receipt. His address is 6280 Clubhouse Circle, West Linn, Or 97068**

**Annual 4th of July Party-Lonnie Hayhurst**

**Lonnie and Carolyn will be the host location for this years 4th of July gathering. Please see the particulars at** [**www.hollyheightshoa.com**](http://www.hollyheightshoa.com)**.**

**The meeting was adjourned at 3:22 pm proving that a lot can be done in less than one hour. Thanks to all that brought the scrumptious food.**