**Holly Heights Homeowners Association**

**Annual Meeting Notes**

**May 22, 2010**

**2:00 pm to 3:30 pm**

**Attendees: Mark Rife, Marty DeMatteis, Karl & Kearney Malo, Dennis & Lynne Maloney, Rich Janulis,**

**Jeff Majarnich and Leesa Gango, Lorelei Reid. Proxies: Lonnie & Carolyn Hayhurst, Lauder Family Trust.**

**A potluck lunch preceded the meeting. As usual, the array was calorie high and scrumptious. Karl Malo opened the meeting at 2:30 pm.**

**A quorum was established as noted above. There are a total of 18 lots that have voting power within the HOA.**

**All officers and members of the HOA introduced themselves. It is now official that Kearney Malo is our “first lady”.**

**The annual meeting minutes from 2009 were approved without a formal reading. They have been posted on the website for over 10 months and members were familiar with said notes.**

**Rich Janulis, Treasurer, reviewed the current financial situation. Annual statements through 2009 are posted to the website. Rich reviewed the performance from January 2010 to May 20, 2010.Revenue is behind budget due to non payment of annual dues by two homeowners. The board is working on collection and/or property liens as remedy to unpaid dues. Expenses are higher than budget due to two unplanned projects:**

 **The grass in the common area was dying due to a major thatch problem. Our regular landscaper did not have the equipment or expertise to handle that project. An outside firm was hired to analyze the soil and make rec ommendations. The Board determined that this expense needed to be incurred at this time in order to return the common area to a healthier status. This was not a budgeted expense.**

 **The current budget does have an amount for review of our CC&R’s and Bylaws. That review was completed in May. Oregon law has changed three times since our townhomes were built. and the board is analyzing the legal recommendations and will communicate to all homeowners upon completion. The number of changes needed will result in additional costs above the budget.**

**Recent bills passed in Oregon grew our non profit tax amount from $10.00 to $150.00.**

**The balance sheet shows $35,997.24 in banks at the present time.**

**Dennis Maloney, Secretary, reviewed the status of homes currently on the market within the HOA.**

 **The unit at 48Holly Heights owned by Dale and Anne Duman is currently on the market.**

 **Lots 17 & 18 owned by Ron Pearson are currently on the market.**

 **The home on Lot # 15 built and currently occupied by builder Mario DeMatteis is on the market.**

 **Lot 19 B owned by Scott Hone is currently on the market.**

**Karl Malo, President, reviewed the current situation related to lawn and common space maintenance.**

 **We have changed maintenance companies. The new company is: North Coast Lawns, PO Box 1002,**

 **Tillamook, Oregon 97141. Our contact is Terry Phillips. The business phone is (503) 842-4147. His cell**

 **is (503) 842-9400.**

 **Karl will inquire as to costs for maintenance of front yards for individual units and will communicate**

 **so that owners can decide if they want to use North Coast, at their own expense, for that purpose.**

**Dennis Maloney, Secretary, covered the legal review of CC&R, Bylaws and Amendments. There are things that**

**we must do in order to be in compliance with current Oregon law. Actual requirements will be determined over**

**the next couple of months and will be voted on by membership as necessary.**

**Dennis Maloney, Secretary, covered the current state of the website. He appealed to members**

**to send pictures and articles that members feel would help the website. It was requested that**

**we update the address list for all members to a password protected spot on the website. Dennis**

**Maloney will implement that update.**

**Karl Malo, President, reviewed the current status of the roof reserve. We are currently reserving**

**on the basis of $600 per annum per household. Assuming we have 12 years left for the current**

**roofing, the HOA would have approximately $8000 per homeowner for replacement in 2022.**

**Based on current prices inflated to 2022 levels, that reserve will equal about half of the anticipated**

**cost. The motion was made to continue reserving on that basis for the time being knowing that**

**a possible assessment might be necessary at time of actual replacement.**

**The vote was unanimous to hold reserves at current levels.**

**It was agreed that this information would be posted to the website in one of the homeowner**

**only password protected sites.**

**Karl Malo, President, discussed the paint schedule and reserves against this budget item.**

**We look to be in “ok” shape on this item barring some huge upswing in cost of paint. Multiple**

**bids are being sought to do this work.Lonnie Hayhurst has agreed to spearhead the contact**

**and bid solicitation process.**

**Karl Malo advised the group of a “handyman” who has performed well for current members of the HOA. His work includes carpentry, house cleaning, window washing, basic plumbing, etc. He charges $15.00 per hour. His name will be found on the website (www.hollyheightshoa.com)**

**Elections were held. The current board agreed to serve another year.A unanimous vote supported the current board.**

**Officers for 2010-2011 are:**

**Karl Malo-President**

**Rich Janulis-Treasurer**

**Dennis Maloney-Secretary**

**Food consumed. Votes taken. The meeting was adjourned at 3:30 pm.**

**Dennis Maloney**

**Secretary**

**5/21/2010**