**Holly Heights Homeowner’s Association**

**Annual Meeting**

**May 28, 2011**

**In attendance: Karl & Kearney Malo, Rich & Jacquelyn Janulis, Dennis & Lynne Maloney, Dale & Anne Duman, Tom & LoreLei Reid, Lonnie & Carolyn Hayhurst, Mark Rife, Mario DeMatteis, Lane Hickey and Jeff Majinerich.**

**Following a potluck social, the meeting was called to order at 2:42 pm by President Karl Malo.**

**The minutes from the 2010 were approved as written.**

**Rich Janulis reviewed 2010 financials and 2011 to date performance versus budget. Expenses exceeded budget in 2010 primarily due to the major thatch project on the common area. Home/lot owners that have not yet paid dues have been contacted and reminded.**

**Dennis Maloney reviewed current status of properties within Holly Heights. One home and four lots are for sale. Two properties are currently being rented.**

**Karl Malo reviewed paint status and cost. The group voted to delay painting until 2012.**

**Karl Malo reviewed landscaping status. North Coast Lawns has done an excellent job since taking over from RR Lawns. They have been on time every time and have performed up to all expectations. North Coast Lawns will do front yard maintenance for $40 a month. Dennis Maloney endorsed their work. Further endorsements came from Rich Janulis and Dale Duman. Terry Phillips is the contact at (503) 842-41 47 or (503) 812-9352 (cell).**

**Dennis Maloney gave an overview of current dealings with our law firm and their suggestion that we re-do cc&r’s and by-laws. The group voted that we review our current rules versus the Oregon Planned Community Act in order to be able to analyze pros and cons of a change.**

**Gutters have begun to rust in some cases. There was a discussion on whether to reserve against this eventual cost or not. Lonnie Hayhurst is to check on replacement cost for gutters (esp vinyl covered) so the board can decide what to recommend.**

**Lonnie & Carolyn Hayhurst passed out flyers inviting fellow homeowners and friends to attend the 4th of July party at their spot now known as Holly Heights Central. Lonnie agreed to put together the text for the plaque that we will present to Walt at the 4th of July party.**

**The business concluded, the meeting was ended.**

**Dennis Maloney**

**Secretary**

**Holly Heights Homeowners Association**