**The meeting of the Holly Heights Homeowner’s Association began, as has become traditional, with a potluck beginning at 2pm at the Netarts Community Center.**

**Attending the meeting were Karl & Kerney Malo, Tom & LoreLei Reid, Dennis & Lynne Maloney, Lonnie Hayhurst & Jean, Chi & Charlene Chen, Lane Hickey.**

**After a fabulous buffet, the meeting was called to order by President Karl Malo at 2:45pm. The following recaps discussions, decisions and votes:**

1) **Quorum. There are 18 properties in the HOA. The combination of attendees plus proxies from Dale & Anne Duman, Neil Gluskin and Mark Rife gave as a total in excess of the number required for a quorum.**

2) **Minutes. The minutes of the 2012 meeting were approved as written.**

3) **Financials. LoreLei Reid, who has replaced Rich Janulis as treasurer, gave a report on the current financial status of the HOA. All financials can be found on our website (www.hollyheightshoa.com). We currently have $64,944.92 in the bank and $1373.82 in receivables. Reserves at present show $19,036 for painting, $28,000 for roofing, $4,973.24 for road repair.**

4) **Ownership. Dennis Maloney reviewed the status of home ownership turnover and rentals. The Chen’s recent purchase of the Janulis home is the only sale for the past year. Lots 1 & 2 (Karen Vaage) and lots 13 & 14 (Scott and Valerie Pihlstrom) are for sale. The homes at 4843 (Leesa & Jeff) and 4789 (Mario) are for sale. 4839 (Lauders) is rented and 4813 (Dumans) is looking for a renter.**

**Landscaping. Karl Malo covered our current situation regarding lawn maintenance and landscaping. North Coast Lawns has done an excellent job. Their prices have been raised $20 a month for 2013. We have a mole** 1) **problem and Karl is seeking help in that area. Lonnie Hayhurst is now the contact point for North Coast Lawns since Karl & Kerney will not be here year round as in the past. The same woman that took care of watering the lawns this past summer will be doing the work again this year.**

2) **Painting. Karl reviewed the painting plan. The work should begin very soon and will be done one building at a time by Nick Petersen Painting. His bid is $14000 and is slightly higher than the low bid but his process seems to merit the extra cost and his work should last longer than the budgeted period. He will paint all areas that have been painted in the past but suggests that we not paint doors if they do not need it because of potential chipping. He will paint garage doors but we will face the same kind of chipping currently seen somewhere down the road. Once the painting project is complete, the newest homes owned by Lane Hickey and Mario DeMatteis will be included in the reserve budgets and be charged accordingly.**

3) **Gutters. Gutters are rusting. They will not be painted because that does not make the problem go away. Karl is seeking bids on replacements. It is likely that replacements would be staged according to most obvious need. It appears that the most damage has been done to the gutters on the north side of the homes. There is $5000 in the painting budget that is not needed now and could be used on the gutter project.**

4) **Late Payments. Dennis Maloney explained the fines schedule that has been in the bylaws for a few years now. Any account that is six months late in paying dues will be charged $25 and the amount due will be billed 5% interest on open balances until that debt is cleared. If an account is a year late, they will have incurred two $25 charges and be working on two different cycles for interest charges.**

**Communication. The residents were reminded that the website for our** 1) **HOA can be found at www.hollyheightshoa.com.**

2) **Other. Dennis Maloney reminded the group of former neighbor and National Geographic photographer, Russell Young, whose work can be found at ryworldimages.com. Lonnie Hayhurst reminded everyone of the 4th of July party to start at 4pm at his place. Big your own stuff.**

3)  **Election of Officers. Lonnie Hayhurst suggested we re-elect the current board to another three year term. The three members (Karl Malo-President, LoreLei Reid-Treasurer and Dennis Maloney-Secretary) all agreed to serve. The vote was unanimous because nobody else really wants the job.**

**The meeting was adjourned at 3:45pm.**

**Dennis Maloney**

**Secretary.**

**6) Karl also covered the painting plan for this year. The work is to be done by Nick Petersen Painting and should start shortly. He will do one building at a time. Homeowners must be here if they want their doors painted as he will have to gain access and leave the doors open as they dry.**

**7) Discussion of gutters. Some gutters are rusting. Replacements are being considered. There is no budget for this. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**8. Election of Officers**

**Other**