**Holly Heights Homeowner’s Association**

**Annual Meeting Minutes-July 5, 2014**

**The Holly Heights annual meeting of home & lot owners was held at the Netarts Community Center at 2pm on Saturday, July 5th. In attendance were: Karl & Kearney Malo, Dennis & Lynne Maloney, Mark Rife, Chi-Chao Chen and Jeff Majanarich. The board was authorized to vote the proxies for: Tom & Lorelei Reid, Ted Erickson and Aileen Werner, Lane Hickey, Lonnie & Jean Hayhurst, Dale Duman. The combined numbers did result in a quorum. After a short potluck, the meeting was officially opened by President Karl Malo at 2:35 pm.**

**Agenda/Comments**

**The minutes of the 2013 annual meeting were approved as written.**

1. **Lorelei Reid, by speaker phone, reported our current financials.** 
   1. **We have $56,847.16 in the bank as of the end of June, 2014.**
   2. **Expenses are running very close to budget.**
   3. **Revenues are behind because one lot owner and one homeowner are behind in dues. Corrective actions are being taken to remedy that situation.**
   4. **A recap of all financials since the beginning of the HOA can be found on our website.**

**02. Dennis Maloney reviewed status of each property within the HOA. Specically noted:**

**Homes currently for sale**

**4843 Holly Heights Ave.-Leesa Gango & Jeff Majnarich**

**Homes recently sold**

**Ted Erickson & Aileen Werner recently purchased 47 89 from Mario DeMatteis**

**Lots currently for sale**

**Lots 1&2 owned by Karen Vaage**

1. **CC&R and Bylaws Violations-Karl Malo covered the following:**
   1. **Rentals must be for a four day minimum.**
   2. **Renters may only park two cars on their side of the driveway.**
   3. **Renters may not use neighbors parking areas without their permission**
   4. **Damages caused by renters to property of others will be the responsibility of the homeowner renting.**
   5. **A vote to add fines to dues to remedy violations of CC&Rs and Bylaws for rental properties was unanimously approved. The fines will be $50 for the first offense and $100 for repeat offenses.**

**04. Gutters are, or have been, being replaced on the five original buildings. That expense is covered in the HOA dues. Dry rot discovered during the replacement must be repaired by the owner of the property at their own expense. This is not covered by the dues.**

**05. The landscaping company, North Coast Lawns, is doing an excellent job at maintaining the areas of their responsibility. Individual homeowners are responsible for the areas street side and beside their homes. There are maintenance issues on a few of the properties that are not working with North Coast Lawns. Those homeowners are being contacted to have them either remedy this situation on their own or hire North Coast Lawns to do the work. Karl & Dennis will contact North Coast to get bids on the areas identified.**

**06. A Vote to approve the board recommendation to employ Appleton Property Management of Tigard Oregon to manage Holly Heights HOA was unanimously approved. Karl Malo and Dennis Maloney will meet with their local representative and their owners to determine best usage of their expertise.**

**The meeting was adjourned at 3:50pm.**