**Holly Heights HOA Annual Meeting**

**July 1, 2017-Netarts Fire Hall**

1. **Call to Order.** The meeting was called to order at 12:30 following a short social time potluck at the Netarts Fire Hall.
2. **Establishmment of a Quorum**. Present were Steve Garrick (Lots 1&2), Dennis & Lynne Maloney (4829 HH), Tom & Lorelei Reid (4823 HH), Dale Duman (4813 HH), Chi & Charleen Chen (4809 HH), Karl & Kearney Malo (4803 HH), Ted Erickson (4789 HH), Lane Hickey (4783 HH) and Scott Hone (Lot 19B). Proxies had been received in advance of the meeting from Mark Rife (4833 HH) and Lonnie & Jean Hayhurst (4819 HH). A quorum was therefore established.
3. **Introductions.** In addition to those in attendance, new owner William Matthews called in to introduce himself and to declare his intentions relative to his property.
4. **Approval of 2016 Minutes.** The 2016 minutes were summarized and approved as written.
5. **Address and Phone Contact List.** The most recent list of addresses and phone contacts was reviewed and updated.
6. **HOA Financial Review.** Lorelei Reid reviewed financials with the group.
	1. Our budget for the year is $22,200.
		1. $ 6000.00 Roof Reserve
		2. $ 3600.00 Paint Reserve
		3. $ 1800.00 Road Reserve
		4. $ 6000.00 Lawn Care/Maintenance
		5. $ 3500.00 Management Fee & Expenses
		6. $ 500.00 Insurance
		7. $ 800.00 Miscellaneous

$22,200.00

* 1. Dues to achieve budgeted figures.
		1. 10 (original units) x $1600 per year $16,000
		2. 2 (new units) x $1000 per year $ 2,000
		3. 6 (lots) x $700 per year $ 4,200 $22,200
	2. Reserve plan-The intent of the reserves is to cover all costs of eventual road maintenance and house painting. The goal on roof reserves is to get as close to 50% of actual costs when roof replacement becomes necessary.
	3. Future Dues-The 2018 dues will need to be adjusted to compensate for the decreased number of sources paying into the HOA due to recent Tillamook County approved lot combinations.
1. **Website**. Dennis Maloney reported that the [www.hollyheightshoa.com](http://www.hollyheightshoa.com) site has been updated after having been hacked and corrupted a few months ago.
2. **Landscaping**. North Coast Lawns performs all maintenance to the common area and works with each individual unit as requested by unit owner. Current charges for monthly maintenance average $50 per month per unit. Lynne Maloney and Karl Malo will check with North Coast Lawns to get a specific outline of the services they provide for that monthly fee. Most owners seem happy with North Coast Lawns performance. Karl Malo will continue to provide oversight and coordination with North Coast Lawns.
3. **Management Company**. One homeowner was critical of our HOA management company, Appleton Property Management. They felt they were given incorrect or insufficient information and slow response time related to questions posed to Appleton. Dennis Maloney explained that some of what had been requested was not information that had been shared with Appleton. Dennis will talk to Appleton about making sure that the board is copied on all requests from members of the HOA so that quicker response times and accurate information can be delivered on request.
4. **Water overage expenses**. Homeowners should be aware that water bills, previously billed directly to the HOA, are now being divided by homeowners who have water outlets serving the common area. Those bills, over and above the regular monthly charge, will be reimbursed or paid by Appleton when forwarded by the impacted homeowner.
5. **Paint and caulk of the two newest homes**. Lane Hickey (4783 HH) and Ted Erickson (4789 HH) asked for paint and caulk to be performed on their homes. Those new homes have not been on the same timing as the original homes.
	1. It was agreed that those homes would continue to pay dues to include all reserves but that the board would authorize payments toward their bills based on the amounts paid into the paint reserve.
	2. Due to the difference in age of the units- town houses and stand alone units we have determined that while all units will continue to contribute to a paint reserve the stand alone units can submit their paint receipts for reimbursement of their funds for paint.
	3. We should at this time begin tracking the stand alone units paint reserves. It is estimated that the two stand alone units would have 900$ available once their July 2017 payment is made.
	4. Both units seem to indicate they are ready to be repainted in the next few months. They will submit their paint color prior to paint to ensure color conformity to the neighborhood.
6. **Golf Course Access**. Steve Garrick showed board members placement of his planned home on his newly purchased lots. He has agreed to grant access in exchange for maintenance of his lawn when the home has been built. The board agreed to that as a fair exchange.
7. **CC&R Violations and Fines**. Complaints of violations to the CC&Rs were discussed and steps were taken to put fines in place for any future reported and proved violations.
	1. Specific violations discussed were:
		1. Numbers of cars parked in violation of the CC&Rs.
		2. Cars parked in the street in violation of the road agreement we have with road owner, Walt Kastner.
		3. Dog numbers and handling.
	2. The CC&Rs in question state:

# Animals: No animals, livestock or poultry of any kind shall be kept or raised on any property, except not more than two tamed and domesticated household pets, provided that such household pet is not kept bred or maintained for any commercial purposes. Pets: Domestic household pets shall be kept in such manner so as not to create any objectionable noise and odors. Pets shall not be allowed to roam free. Pets shall be kept within the confines of dwellings or fenced areas, except when on a leash.

# Rentals: Rental of private homes within the Subdivision shall be restricted to a four (4) night minimum stay. No more than two (2) vehicles associated with the rental shall be allowed to be parked in front of the rented home. No recreational vehicles or pets associated with the rental are allowed. No noxious or offensive activity shall be allowed.

* 1. Actions taken:
		1. A letter will be issued by Appleton Property Management outlining fines for violations and methods of proof required as used with other HOAs managed by them.
		2. The board will review CC&Rs during the following year and will make recommendations for any changes based on input from the membership. In the meantime, the CC&Rs in place will prevail.
1. **Officers**. Dennis Maloney agreed to fill out the term of Lonnie Hayhurst who has resigned from the board and is selling his property. Lorelei Reid will continue her term as treasurer. Steve Garrick will fill the balance of Maloney’s term as secretary.

**The meeting was adjourned at 1:45 PM.**