**Holly Heights HOA Annual Meeting**

**June 30, 2018 - Netarts Firehouse**

1. **Call to order**: The annual meeting was called at 10:15 am following a short social time/potluck.
2. **A Quorum was established**:
	1. Attendees: Chi Chen (4809 HH), Steve & Shari Garrick (4859 HH), Dennis & Lynne Maloney (4829 HH), Tom & LoreLei Reid (4823 HH), Lane Hickey (4783 HH) and Ken and MaryAnn Potter (4843 HH).
	2. Proxies: Mark Rife (4833 HH) to the board, Dale Duman (4813 HH) to the board, Ted Erickson (4789 HH) to resident Lane Hickey or to the board if Lane is absent.
	3. On phone: Erin Luke (Lot 19A)
3. **Address, phone and email contact list was reviewed and updated**. It will be posted on the [**www.hollyheightshoa.com**](http://www.hollyheightshoa.com) website shortly after the meeting by Dennis Maloney.
4. **Financials were reviewed**-LoreLei Reid reviewed the financials with HOA members present.
	1. **Balance** in the HOA account at the end of May, 2018 was $88,833.99.
	2. The bulk of the **reserves** are to fund the anticipated costs for road repairs (done every five years), the painting of the homes (every 5-7 years depending on quality of previous paint job, portion of costs of roof repair accumulated at the time that repair becomes necessary. Our best estimate is that we would have approximately ½ of the total cost accumulated by the time that replacement is needed.
	3. **Dues** will increase January 1, 2019 approximately $15 per period this year because of the combination of lots 1 & 2 into a single unit. No other changes to expenditures were approved.
	4. **Major upcoming expense**-In 2019, we will incur the expense for the re-sealing of the road. Walt Kastner recommended Tony Lee to do this work. He has done similar work for Walt and would be likely less expensive than the company previously used who have to come up from Newport.
	5. LoreLei Reid responded to Lane Hickey’s request that the newer homes (4783 & 4789 HH) not be required to pay to reserves for painting and roofing. She explained that those homes are not reserving for roofing but would need to continue to pay towards painting as previously decided.
	6. The year end financials are on the website [www.hollyheightshoa.com](http://www.hollyheightshoa.com).
5. **Landscaping Access was reviewed**
	1. **Current situation**-Steve Garrick (4859 HH), rescinded his agreement made at last year’s meeting to allow access to the common area in exchange for the HOA to maintain his lawn, which has created a problem of access that needs resolution.
	2. **Temporary Solution**-Patricia Bening, (4843 HH) has granted access next to her property in exchange for HOA payment for two planter boxes on the side of her home.
	3. **Proposed solution**-Steve Garrick and Walt Kastner explained easement opportunities that exist based on the original HOA layout planned by Todd Bates. This might be a way for the landscaping company to enter the property should there ever be development on Lots 13 & 14 currently owned by the Pihlstroms. Dennis agreed to check with Todd.
6. **Landscaping and irrigation extras were discussed**
	1. The group is thankful for the actions of Stan Holway in caring for the common area irrigation. All hope that it can be greened up knowing it might cost a bit more to do so.
	2. It was agreed to eliminate the one golf hole at the top of the hill in order to stop balls being hit towards the homes adjacent to that hole. Dennis will call Terry at North Coast Lawns to advise of that change.
	3. Walt Kastner advised that the culverts in front of our driveways need to be kept clear of debris/plants. When storms come, they clog the pipes and, when released, do some damage to the culvert and road edges.
7. **CC&R and Bylaws Violations and Fines**
	1. **Parking**
		1. **Current regulation**- The CC&Rs currently reads: 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 property are allowed. No noxious or offensive activity is allowed.
		2. **Proposal**-Lane Hickey suggested that we allow one car per bedroom as long as it is parked in the driveway of the rented home. Further discussion recognized that the issue is really to limit the number of cars to the ability to have them parked in the driveway of the home. This applies to both renters and owners.
		3. **Plan**-Members in attendance (plus proxies) voted to seek the 75% of HOA membership votes needed to change the CC&Rs. All owners will need to tell any guests or renters that we do not own the road and cars cannot be parked on the road at any time. Dennis will work with Appleton Property Management to have them gather the votes once the wording has been decided upon.
		4. **Fines will still be administered** if any car is found parked on the road. The fines are $50 for the first offense, $100 for the second and continues at that level monthly until resolution.
	2. **Front yard maintenance**
		1. **Current situation-** some properties are not maintaining their home front landscaping.
		2. **Resolution-**The property management company has been advised to note those properties not properly maintained and to fine them as per the fine schedule shown above if not in compliance after a first notification.
		3. **Suggestion**-several homeowners suggested that owners use North Coast Lawns to maintain their home front areas. They have done well according to those currently employing their services. Currently, NCL charges HH HOA units $50 per month per address under their care.
		4. **Exception**-Ken and Maryann Potter (4839 HH) requested a three month time period for them to bring their newly purchased home up to standard. That exception was approved through October, 2018.
	3. Fence Removal
		1. **Current Situation**-There is a chain fence at 4859 HH in violation of CC&Rs
		2. **Resolution**-The owners agree to remove that fence by October, 2018.
		3. **Fines**-Regular fine schedule would be administered as of November 1, 2018.
	4. **Pets**
		1. **Current Situation-**a renter has a dog. That renter is claiming an exemption from CC&Rs because the pet is a service dog.
		2. **Interim Step-**the board will research the law related to service dogs. If necessary, the owner will need to verify that the dog has been certified to fulfill the designated function. If not, fines as per schedule will be in order.
		3. **Solution-**once the board has definition, it will advise the owner and take next steps if necessary.
8. **New Business**
	1. Walt Kastner asked that we notify the Tillamook Planning Department to send land use notices to Dennis Maloney as current president.
	2. Walt Kastner also asked that residents be vigilant at keeping the culverts in front of their homes clear of debris. Recent torrential storms have plugged drains and when they release, they do damage to the culvert and, in some cases, to the road gravel.
	3. Dale Duman advised the board that his home (4813 HH) will likely be on the market for sale soon. Please let friends and family know.
9. **Elections-**Chi Chen was elected to a two year term on the board. Dennis Maloney, LoreLei Reid and Steve Garrick agreed to serve out the balance of their terms through June 29, 2019.
10. **Annual Meeting-**Next year’s annual meeting for the Holly Heights HOA was set for 6/29/2019
11. **Election:** Chi Chen was elected to a two year term as a Holly Heights HOA board member.

Meeting was closed at 11:50 am

Notes are composite of those taken by Steve Garrick, Lorelei Reid and Dennis Maloney