**Holly Heights HOA Annual Meeting**

**September 20, 2019**

**Netarts Fire Hall**

Those in attendance: Steve & Shari Garrick, Ken & Maryann Potter, Dennis & Lynne Maloney, LoriLei Reed, Ron & Rhonda Walker, Chi-Choa & Charleen Chen, Scott Simmons, Patricia Bening and Lisa from Appleton.

Meeting opened by Dennis Maloney at 11:00 am PDT

**Financials:**

* Current Assets are approximately $108,000
* Year End Forecast 2019 for Assets $102,000
* Largest expense this year was $8640 for resealing Holly Heights Road
* Possible increase of HOA fees by $15.00 every 6 months ($30 annual)

**Member Concerns & Requests:**

* **Roofing**-Current roofing may only last another 5 years. Pat Bening will investigate current condition of townhouse roof via drone camera. HOA okay's $200 to cover cost of drone. Results will be share with all homeowners. Dennis reiterated that our reserves are targeted to cover approximately ½ of reroofing costs.
* **Siding**-Current siding is curling and splitting. Replacement on townhouses will be investigated by committee. Pat Bening’s motion to assemble a committee to study alternatives was passed unanimously. The committee will consist of Chi-Chao Chen, Pat Bening and Maryann Potter. The committee will report back to the board within 6 months (March 2020).
* **Lawn Care**-Concerns were raised about common area lawn maintenance. Lisa Molini of Appleton Properties will research contract with North Coast Lawns to see what can be done to improve their service. Ron Walker will take on the lawn watering function for the next year. As per unanimous vote, he will be compensated $500 year. Specific concerns are:
  + Does not appear that NCL is not coming on a regular, consistent basis
  + No evident weed abatement or thatching has occurred in a couple of years.
  + Vacant lot is not being maintained
  + The hill is not being mowed or maintained in any way
* **Common Area Access**-Dennis Maloney will seek information from Holly Heights builder, Todd Bates, regarding the original plans for access to the common area.
* **Parking**-We continue to have violations of the parking stipulations in the cc&rs. To clarify, Holly Heights HOA does not own the road. It is owned by neighbor Walt Kastner. Our easement is granted based on our agreement to maintain (re-seal) the road and to protect the road by requiring owners and their guest/visitors to park in the driveways…not on the street. There is a fining process for violations and that is now being enforced. We ask that all owners notify their relatives, friends, renters and/or property management company to make use conditional on their compliance with this rule.
* **Pets**-Pet owners need to clean up after their pets esp. in the common area. One home has people using it who have more than three dogs at a time and they are very noisy when present. Please, if you are the owner of the property mentioned, please convey the need for quiet especially in early morning walks. If necessary, a leash law could be added to the bylaws.
* **Personal landscaping**-Owners are responsible for maintenance of the street side/front part of their property. North Coast Lawns is currently charging $55 month for year round maintenance.
* **Short term rentals**-The governing documents for the HOA require a minimum 4 night stay on rentals.
* **Other**
  + Contact information for our property management was requested. Our contact is Lisa Molini Heizenreter. [LisaMolini@cfwres.com](mailto:LisaMolini@cfwres.com). Our property management company is Appleton Property Management-a division of Commonwealth Real Estate Services [www.cwres.com](http://www.cwres.com).
  + Lot # 19 divided into 3 lots, so may impact HOA fees as well

**Board of Directors**-Elections were held. Current board consists of:

* President-Dennis Maloney
* Vice Chairman-Chi Chao Chen
* Secretary-Steve Garrick
* Treasurer-Lorelei Reid
* At Large-Ron Walker
* At Large-Tom Potter

**Annual Meeting 2020**-Target date is toward the end of May, 2020. Details will follow.