**HOLLY HEIGHTS HOMEOWNER’S ASSOCIATION**

**ANNUAL MEETING**

**NETARTS FIRE HALL AND ZOOM**

**AUGUST 22, 2020**

The meeting was opened by President Dennis Maloney at 9:30 am PDT

* Open Meeting
* Establish a Quorum: Live -10 persons, Virtual- 8 persons, 14 Properties Represent
* Proxies-None

Topics:

1. September 20, 2019 Board meeting minutes accepted as written with unanimous vote motion first Steve Garrick 2nd Chi Chen
2. Address & Contact Review was performed by Chi Chen
3. Financial Review
	1. Lorelei Reid (Treasurer) reported that all dues are current except for one lot owner.
	2. Spending is within budgeted amounts.
	3. Current banking balance is approx.. $117,000.
	4. Reserves
		1. $76,000 of total is reserved for roofing.
		2. Painting and road repair are the other reserve categories.
	5. Year end financials from 2003-2019 are on the website [www.hollyheightshoa.com](http://www.hollyheightshoa.com).
	6. Assuming no other categories are added to reserves, we likely will not need to raise dues in 2021.
4. Appleton Property Management New Service-Homeowners can now pay their dues on credit card. Lisa Molini Heizenreter is our contact. Lisa.Molini@cwres.com . Each account must be customized to the individual. Contact Lisa if you wish to set up an account.
5. Property Maintenance
	1. Mail Box-Ron Walker reported damage and estimated costs to repair. Ken and Maryann Potter will seek replacement costs from their insurance company. Estimated cost is $2000.
	2. Landscaping-Lynne Maloney reported that some homes front yards are overgrown and need maintenance. She reported being pleased with North Coast Lawns and recommended them. Others felt differently and suggested other options.
	3. Culverts in front of homes. Walt Kastner recommended we ask each homeowner to clear the culvert area in front of their homes so that drains will not plug nor damage done when the rains hit.
	4. Common Area
		1. Ken and Maryann Potter requested a copy of the landscaping agreement with North Coast Lawns. They question whether they are performing as promised. Dennis Maloney will check files for that agreement and respond.
		2. 5 broken sprinkler heads need replacement. Chi will make contact with North Coast Lawns or other to arrange repair.
		3. Thanks to Ron Walker for taking control of the watering schedule.
	5. Cedar Siding
		1. Chi reported significant problems for all homeowners with their cedar siding.
		2. Chi and Pat Bening will research and write at least 3 proposals for replacement costs and material. Next steps will be determined once those estimates have been reviewed.
6. CC&R violations
	1. There is a 4-night minimum stay required for any rental of Holly Heights homes.
		1. Some owners are violating that requirement.
		2. Tillamook County has approved stringent laws related to property rentals in the county.
		3. A motion recommended by Chi Chen and seconded by Pat Bening was passed.
		4. Our management-company (Appleton Property Management) will send a letter to each homeowner about the four night minimum.
			1. Homeowners that are renting will need to provide proof of compliance with the CC&Rs built into their agreement with rental company.
			2. Homeowners who plan to rent property must register with Tillamook County and follow county guidelines related to rentals.
			3. Owners will have 15 days to respond with that compliance information in order to avoid fine.
			4. A $500 fine will be issued to those who do not comply with CC&Rs.
	2. Walt Kastner reported that parking problems have been reduced.

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* HOA Officers Oct 1, 2020 through Sep 30, 2022.

President – Chi Chen

* + At Large - Ken Potter
	+ Secretary - Dennis Maloney
	+ Treasurer - Lorelei Reid

Minutes submitted by Steve Garrick, Secretary Holly Heights HOA

