**Holly Heights Homeowner’s Association**

**Annual Meeting**

**5/21/2022-9:00 am to 12:30 pm**

**Attending in Person: Andy Singer (4783 Lot 16), Jared & Kenia Goodman (4789 Lot 15 and 13/14), Janine & Gary Scott (4803 Lot 12), Ron & Rhonda Walker (4813 Lot 10), Scott Simmons (4819 Lot 9), Lorelei Reid (4823 Lot 8), Dennis & Lynne Maloney (4829 Lot 7), Maryann Potter (4839 Lot 5), Mark & Shannon Farrier (4849 Lot 3).**

**Lisa Molini Heizenreiter from Commonwealth/Appleton Property Management Company was in attendance).**

**Phoned in Connection: Marti Frank & Lev Tsypin (4809 Lot 11)**

**Proxies: Mark Rife (4833 Lot 6) & Craig Nevin (Lots, 19A1, 19A2 and 19A3).**

**Not Present: Sales (Lot 19B), Pearson (Lot 17/18), Scottland/Burke (4849 Lot 4) and Westrum (4859 Lot 1/2)**

**Based on this participation, a quorum was established.**

**Following a short potluck, including introductions, the following items were presented and discussed:**

1. **The website updates were reviewed. As before, the site is** [**www.hollyheightshoa.com**](http://www.hollyheightshoa.com)**. The following sections are in place having now been transferred in their entirety in early May. Please send any photos, additions, suggestions to** **DennisMaloney@comcast.net****.**
	1. **Emergency contact phone numbers**
	2. **Annual meeting notes**
	3. **Governing Documents**
		1. **CC&Rs**
		2. **Bylaws**
		3. **Amendments**
		4. **Architectural Review Form**
		5. **Road requirements**
		6. **EIN Number**
	4. **Financials**
		1. **5-year history (2017-2021)**
		2. **Dues history**
		3. **Assessment history**
	5. **Homeowner details (password protected)**
	6. **Maintenance**
		1. **List of service providers**
		2. **Pertinent articles**
	7. **Area Pictures and Maps**
	8. **Entertainment ideas**
2. **A signup sheet for turning on/off the sprinkler system was distributed and signatures gathered. Discussed the possibility of setting up each unit with a timer to alleviate the need for homeowners to do the watering and create a consistent watering schedule.**
3. **Treasurers Report.**

**Reserves at 12/31/21**

**Road $4,958.42 (Paid into by all owners at a rate of $50/biannually) Road is owned by the Krasner’s and maintained by the HOA. The easement requires resurfacing every 5-6 years. It was last completed in August 2019 at a cost of $8,640 by Tony Lee.**

**Roof $74,653.50 (Paid into only by Lots 3-12, structures with a shared roof at a rate of $340/biannually) The roofs are originally and had a 30 year stated life at construction. The goal was to have 50-75% of the funds available at the time a new roof was required. Last estimate of cost was $140,000 for all 5 buildings and it is expected that the work will be needed in 3-4 years. Farrier’s and Walker’s have both noticed shingles in the yard and common area, so it is suggested that owner’s check their attics for leaks.**

**Paint $4,666.50 (Paid into by all structure owners Lots 3-12 plus 1/2, 15, and 16 at a rate of $150/biannually)**

 **$750 (lot 1/2 paint is original)**

 **$1,516.50 (lots 3-12 last painted August 2021 at a cost of $25,500 by Nick Peterson)**

 **$1,200 (lot 15 last painted 2017)**

 **$1,200 (lot 16 last painted 2017)**

**Dues as billed 1/1/2022**

**Vacant Lots $375 ($325 operating, $50 road reserve) There are 6 lots**

**Stand Alone Structures $525 ($325 operating, $50 road reserve, $150 paint reserve)**

**Townhouses $865 ($325 operating, $50 road reserve, $150 paint reserve, $340 roof reserve)**

**The 2023 Budget will be determined by the board. It is expected that there will be an increase in dues.**

1. **Rental Cap-Following a discussion of some of the difficulties that could or have arisen from increased rentals, a rental-cap was proposed.**
	1. **It was agreed to work with our lawyers to craft language that would be sent to voters for input before final language is adopted for the final vote on this possible amendment to the CC&Rs. 75% of the eligible voters are needed to pass this initiative.**
	2. **There is a four-night minimum rental requirement within the CC&Rs. Those who are renting will be reminded of that requirement and violations will be subject to fines.**
	3. **The possibility of changing CC&Rs to from short term rentals to longer term. Concerns were around the ability of homeowners to use their home if renting long term. It was suggested that for anyone considering long term, they could contact Tillamook Hospital, Tillamook Cheese Factory, and Tillamook School District to find long term renters.**
2. **Lot Combinations-Owners of combined lots are reminded that resplitting combined lots for purposes of development will make the owner responsible for the back dues not paid as a result of combination**
3. **CC&R Violation-An owner has violated the CC&Rs by building a fence which is specifically prohibited by a 2004 amendment. The owner has been advised to remove the fence and has refused. The violation was not resolved during the meeting and legal action is pending.**
4. **Elections.**
	1. **Shannon Farrier was elected President of the HOA.**
	2. **Rhonda Walker was elected secretary of the HOA.**
	3. **LoreLei Reid agreed to continue as treasurer of the HOA.**

**The meeting ended at 12:30 pm.**