

Holly Heights Homeowner's Association
Board Meeting
7/14/2022 – 6:00 P.M. To 8:00 P.M

Attending in Person: Shannon & Mark Farrier (4849), LoreLei Reid (4823), Rhonda & Ron Walker (4813), Janine & Gary Scott (4803), Ken Potter (4839), Jared Goodman (4789), Thelma & Dale Westrom (4859)

Phoned in Connection: Mark Rife (4833), Craig Nevin (L19AP1 / L19AP2 / L19AP3), Sheila Burke Scotland (4843), Jamie Simmons (4819) and Marti Frank (4809).

Based on this participation, a quorum was established:

The meeting was called to order by President Shannon Farrier and introductions were made.

OLD BUSINESS:

1. The May 2022 HOA Annual meeting minutes were approved.
2. Treasurer's report was made by LoreLei Reid
 - i. No unanticipated expenditures
 - ii. One significantly delinquent lot owner.
- 3) Rental changes on pause until CC&Rs are reviewed. (See 8 below)
 - i Discussed the possibility of renters posting monthly calendars online. Pros - it will help neighbors know when units are being rented and help the HOA management company track the four-day minimum rule. Cons - lots of last-minute rentals and some owners also renting out themselves at times. This makes it difficult to keep a calendar up to date on the web.
3. Sprinkler system
 - i. Proposal to have the sprinkler system set up on timers. About \$65-\$70 per timer/valve.
 - ii. Mark Farrier installed one on his unit to test and it worked great.
 - ii. Motion carried to purchase timers for each townhouse plus valves and hire a plumber to install any units that need assistance with installation. Total cost not to exceed \$3000 for timers and installation. Units with leaks or other issues that may require additional attention via plumber will be at the owner's cost. Mark Farrier will order the timers and Ron Walker will procure a plumber.
 - iii. Discussed the mole problem on the common area and determined the HOA needs to hire a professional to trap the moles.
4. Goodman's fence vs mowing access for common area
 - i. Discussed allowing Goodman's to keep a modified fence in exchange for a **permanent mowing easement** to allow access to the Common Area.
 - ii. Suggested move fence 7 to 8 feet along west side for the permanent easement. (North Coast confirmed that this is adequate for their six-foot lawn mower)
 - ii. Request for HOA to approve \$3,000 - \$3,400 for fence realignment. Quote was \$3,400 from contractor that installed the fence.
 - iii. Cost of approximately \$1,000 for easement to be done by HOA lawyer and filed with the County.
 - iv. A culvert/bridge will need to be installed to allow access from main road. Gary will speak with Walt about this. Cost between \$1,000 and \$2,000.
 - v. The HOA President recommends funds not to exceed \$6,400 to be taken from the General Fund for the total cost to create the permanent easement for access for maintenance of Common Area.
 - vi. Mr. Goodman agrees to hire and pay the contractor. Mr. Goodman will provide HOA with copy of the invoice from contractor once the fence has been moved and the HOA will reimburse Mr. Goodman up to the \$3,400.

- vii. Motion was approved and seconded to make the exchange for the permanent easement. The HOA will reimburse Mr. Goodman up to \$3,400 for moving the fence 7 feet 6 inches. The HOA will hire the HOA lawyer to create and file the easement and the HOA will hire a contractor to put in a culver/bridge.
- viii. Goodman's Pergola request was approved,
- ix. North Coast Lawn to maintain easement area.
- 5. Discussed possibility of a security road gate. There was interest in this but the proposal was "tabled" for now.
- 6. Discussed consulting with current owner, Walt, about gaining ownership of the road. Shannon will reach out to him.

NEW BUSINESS:

- 7. Increase in HOA dues
 - i. No raise on roof reserves / estimated (\$5,000 - \$6,000) "out of pocket" for new roof in 2025
 - ii. Paint reserve to increase \$9.31 / Road \$3.34 / General Operations \$9.87 / Monthly increase per unit \$22.51
 - iii. Motion was moved, seconded and approved to increase the HOA dues beginning January 1, 2023 as follows: Roof reserve no change; Paint reserve from \$25.00 to \$34.31; Road reserve from \$8.33 to \$11.67; and General operations from \$54.17 to \$64.04. This is monthly. Total for those paying into all reserves the bi-annual amount increased from \$865 to \$1,000.
- 8. President advised that HOA CC&R's are not current and may not comply with current Oregon laws
 - i. Suggest the CC&Rs be reviewed by HOA lawyer
 - ii. Once reviewed the HOA can revisit the possibility of caps on rentals and other known issues.
 - iii. State of Oregon has implemented rental cap as of July 1st, 2022
 - iv. Cost around \$1,200
 - v. Motion carried for legal review approved
 - vi. Any changes to CC&Rs will be brought to the HOA membership for approval.

Meeting was adjourned.