Holly Heights Homeowner's Association

Special Meeting

8/29/2023 – 7:00 P.M. to 7:50 P.M.

Attending via zoom: Jared Goodman (4789), Shannon & Mark Farrier (4849), Ron and Rhonda Walker (4813), Lorelei Reid (4823), Ken and MaryAnn Potter (4839), Marti Frank (4803) and Scott Simmons (4819).

A quorum of the Board of Directors was present.

The meeting was called to order by President Shannon Farrier

**New Business as follows:**

 **Reviewed the resolution for “Collections of Unpaid HOA Assessments”**

Shannon Farrier explained that our recent revision to our CC&Rs gives the board the authority to pursue litigation and other collection actions against delinquent owners. However, a process has to be adopted. This spells out both the expectations and procedures for the HOA, and the collecting agent, in this case our attorney.

Motion was made to approve the resolution as presented by LoreLei Reid and seconded by Rhonda Walker. The motion carried unanimously.

 **Reviewed the contract for the private road maintenance**

Per the Private Road Easement, the owner of the road has the right to charge the HOA for the cost of maintaining the road or to turn the maintenance over to the HOA. Walt Kastner, current owner of the private road, is turning this over to the HOA beginning October1, 2023.

The maintenance includes spraying of weeds along shoulder, keeping shrubs trimmed and encroaching trees and vegetation cut back, keeping the road, storage drains, and ditches clear of debris during storms.

This contract is with Roberto Marquez and has a not to exceed amount of $4,300 without the written consent of the HOA President. The fees are $30 per gallon for spraying weeds, and all other work to be at $70 per hour.

Jared Goodman made the suggestion that we add a sentence to the contract that makes it clear that the contractor is not getting the $70 per hour when spraying weeds, only the $30 per gallon.

A motion was made by Ken Potter and seconded by Jared Goodman to approve the contract as presented with the above addition as recommended by Jared Goodman. Motion carried unanimously.

**Reviewed the “Private Road Easement & Public Utility Easement Amendment**”

The amendment adds language to allow the HOA Board the right to deny or approve access to Holly Heights Ave from lot 100, currently owned by John Henry. The original easement gives this authority only to the owner of the private road.

A motion was made to approve the amendment by Rhonda Walker and seconded by Ken Potter. Motion carried unanimously.

 **Reviewed Amended Budget for July 2022-June 2023**

Shannon Farrier, President, noted that Attorney costs to draw up the amendment for the private road easement and the collections resolution were not included in the original budget as these were not anticipated at that time. The additional cost is anticipated to be around $2,500. She proposed we amend the original budget to include this additional cost. The budget was set at $20,600 and this increases it to $23,100. She noted at this time no additional fees will be collected from owner, however, this will be reviewed and discussed at the May annual meeting and a determination made at that time if fees to be increased again.

A motion was made to increase the annual budget by $2,500 by Lorelei Reid and seconded by Rhonda Walker. Motion carried unanimously.

Meeting was adjourned.