

MINUTES
FOR THE FIRST MEETING OF THE
BOARD OF DIRECTORS
OF HOLLY HILLS HOMEOWNERS ASSOCIATION
AUGUST 4, 2003

1. Quorum and Call to Order.

Present: Mike McKinney, Kirk Faulkner, Marie Page, Denise Heiser,
and David Lampe
Board Directors Absent: None.

The meeting was held at Mike's house.

2. Review and approve the Minutes from the August 1, 2003 First Meeting of the Holly Hills Homeowners Association.

Kirk moved for approval of the minutes. Marie seconded the motion. Minutes approved.

3. Old Business:
 - a. Determine plan for obtaining liability insurance for the Association.

Denise offered to collect bids for insurance for the Association and the Board. Denise will provide the bids to the Board at the next meeting for approval of one bidder. Since the Association has no money at this time, Denise has offered to make the required payment personally. The money would be reimbursed out of future Association collections. David offered to split the cost with Denise (and others if possible).

- b. Determine a plan for assigning a new Registered Agent to replace Randy Ferguson.

David offered to find and arrange for a new Registered Agent to replace Randy Ferguson per Randy's request.

- c. Determine a plan for disseminating the Directors' contact information to the Membership (potentially a web page?)

Kirk has a friend who may be able to provide a web page at relatively low cost and with the added benefit of allowing the Board to self-direct the page maintenance. Kirk will follow up and report back to the Board.

- d. Other Old Business?

David provided all of the documentation from the First Meeting of the Homeowners to Mike, including the sign-in sheets, ballots and the original of the notebook provided to David by Randy Ferguson at the Homeowners meeting. The notebook contains all of the relevant Association documents, including the formation documents and CC&R's. David provided four additional copies to the Board.

4. New Business:

- a. Elect Officers (President, Vice President, Secretary and Treasurer).

The Directors elected Mike President and Marie Vice President. The Directors put election of Secretary and Treasurer off until the next meeting in order to allow for consideration of a professional management company and/or other individuals to make themselves available. David offered to serve as the interim Secretary.

- b. Review CC&R's, Articles of Incorporation and Bylaws.

The Directors decided to review these documents individually between now and the next meeting before discussing them further.

- c. Create list of tasks, prioritize and determine plan for completing them (e.g. set up committee's, etc.)

The Directors decided to address this Agenda item at the next meeting after more thorough review of the documents per item 4b above.

- d. Consider creation of a Request for Bid to professional management companies for managing Association books, collections and common area maintenance.

David offered to set up a meeting with The Management Group in order to give the Directors an idea of the services offered and the cost associated with professional management companies. The Directors requested the meeting be held at 6:30pm next Monday.

- e. Other New Business:

Marie handed out some information provided by owner Doug Tweet who lives next to the common area park on the need for immediate removal of English Ivy from the park.

Marie reported that Doug Tweet offered to serve on a Park Committee to address the above concerns as well as other Park-related issues.


Marie passed out a list of committees that another homeowners association has in order to provide the Directors with some ideas.

Marie passed out copies of the plat that Les gave to John Van Atta.

Mike offered to call Les to set up a site walk in order to learn about the locations of common area infrastructure among other things.

Marie offered to call UCAN to gather contact information for other homeowner associations in the area and to find out which if any professional management companies they use.

5. Next meeting and agenda: The next meeting was tentatively set for Monday August 11, 2003 at 6:30pm at Mike's house.

Signed 
David Lampe, Secretary
Holly Hills HOA