

AGENDA
BOARD OF DIRECTORS
HOLLY HILLS HOMEOWNERS ASSOCIATION
OCTOBER 6, 2003

I. Quorum and Call to Order.

Present: Mike, Kirk, Marie, David and Denise. Guest Rowdy Cambell Holly Hills HOA's Managing Agent.

Absent: None.

II. Review and approve Minutes from the August 26 and September 4 2003 Board Meetings.

Marie moved and Kirk seconded August. Kirk moved and Marie seconded Sept. Both approved.

III. Treasurer's Report

Rowdy provided a preliminary report since it is not the appropriate time of the month for the standard report. This is just premature information and does not represent the reports that we will get between the 10th and 15th of the month. What is the approx. 10k liability on page two? Rowdy said that he will send us all financial reports the first time and then we can decide not to get certain ones if we want. Table acceptance of report for now.

IV. Homeowner's Input

Denise brought up the idea expressed by a number homeowners, especially with respect to the Capstone Homes in Phase I, about going to an owner only community vs. allowing rentals. Rowdy will check on this from a legal standpoint. Denise believes that Fisher's Landing Summers Walk is set up this way. Marie is concerned about situations where an owner might need to rent because the house hasn't sold.

Kirk wonders what options he has for sprucing up the common area behind his house. Also, the home across the street has the same floor plan as Kirk's house. Kirk would like to know what the rules are in this regard.

**V. Management Report
Administration**

Landscaping Contractor

Rowdy offered to reschedule if necessary to accommodate any of the Directors or Officers. This is just a fact-finding mission the first time. Marie said she would like to attend. Mike suggested that our monument lights should simply be removed. According to Les, the lights have been broken at least half a dozen times. What is going on with forgotten areas like the one below Kirk's house and the one by the trail between Dahlia and Endicott. We need to establish a well-defined scope of work for the landscaper after Rowdy has had this first meeting.

Financial

Agenda items were for explanation only. Directors did not get a Delinquency Report or Budget.

Denise asked if we are required to have a reserve study. Rowdy says a reserve study should cost around \$1500 the first time and \$700-800 each year thereafter if we use the same company. Rowdy suggests that we do this in the spring of 2004.

VI. Old Business:

Jessica Stanton reimbursement. The Directors agreed to reimburse for stamps and other reasonable costs that Rowdy will talk to Jessica about.

VII. New Business:

1. Collection Resolution


Directors decided to review the proposed resolution and discuss again at the next meeting.

2. Set Date for Annual General Meeting (Jan or Feb)

Directors decided on 7pm Thursday, February 19th, 2004. This will allow for the meeting notice to go out in the 2004 billing that goes out in December. Discussed including electronic pay option with this bill as promised in our first letter.

3. Marie told the group that the next UCAN meeting is Wednesday. Also there will be a Mayoral Candidate Forum meeting, hosted by UCAN, on October 16, 2003.

VIII. Next meeting and agenda: Week of November 4th or 11th. Mike will send out options via email.

Signed 
David Lampe, Secretary
Holly Hills HOA