

**MINUTES FOR THE MEETING OF THE
BOARD OF DIRECTORS OF HOLLY HILLS
HOMEOWNERS ASSOCIATION**

1st Quarterly Meeting—Thursday May 20, 2004

6:30 pm at the Camas Fire Station #42

Present: Marie, Kirk, Denise and David

Absent: Mike

(See also member sign-in sheet for additional attendees.)

I. Call to Order

Marie, as acting President, called the meeting to order at 6:35pm. The Board and Officers introduced themselves.

II. Approval of Minutes

Kirk moved for approval of the Minutes from the Annual Meeting. Marie seconded the motion. Minutes approved.

III. Treasurer's Report

Denise gave the report and the Board reviewed the financial information provided by TMG.

IV. Homeowner Input

Debbie Twilliger

Asked about responsibility and timing of maintenance of vegetation along the walking trail near the side of her house, which is at 2803 NW 31st. Board agreed to look into it.

Travis Brist

Asked about the grass area near paved path and stream before crossing Dahlia. Also talked about traffic on Dahlia Drive. Thinks it's appropriate that the Association continue to pursue the issue. Marie gave update on the situation regarding building new street off of Sierra that is planned for a few years down the road. The City has discussed placing two sets of removable speed bumps. Marie asked

Travis' help. Travis expressed interest in being on Dahlia Drive committee.

Don Bain

NW 35th Circle next to fire lane. Wants to incorporate Association property into his lot. Discussed later on the Agenda.

Bob Lenhart

Wanted to be sure that the Association is aware of the catch-basin behind his home within Tract C. The Board will look into it.

Lara Harper 834-5075

Girls Club group wants to have a neighborhood carnival. Saturday, June 12th. Can they use the common area park? Denise will check with the Insurance company. Fliers will just go out to our neighborhood.

Margaret Tweet

Can we replant a tree in a common area? Tree was removed in common area near path and creek near intersection with Dahlia. No maintenance required. Board says o.k. Also, very interested in removing specific invasive ivy. Board invited her to join Landscape Committee. Margaret agreed to be Chair of committee and Lara agreed to join the committee. Also, trail from park to city trail needs maintenance.

Marie

There will be a meeting with Dickerson on June 22nd to start a neighborhood crime watch.

V. Management Report

Administration

- a. Homeowner Common Area Request--Don Bain. Board had some confusion. Board wants to meet with Don at his place to understand it more clearly.
- b. Meeting Date Reschedule. November meeting has been changed to Wed November 17th from the 18th.
- c. Board of Director Terms. Formal adoption of Board Term Rotation resolution. Kirk moved, Marie seconded, approved.
- d. Rental Restrictions. Table discussion for now.

- e. Newsletter. No volunteers for the Newsletter.
- f. Architectural Requests. How do we contact new builders? There are many left, but some new homes are still going up and we have not received a request for Architectural Review.
 - 1) Mike Kirnak. Arch Committee (Kirk and Marie) reviewed the 2 requests and approved and signed them.
 - 2) Ron Hudson. Arch Committee (Kirk and Marie) reviewed the request and approved and signed it.
 - 3) No back up attached. Committee put over for email review.
 - 4) New one from Marie provided in writing at meeting. Arch Committee (Kirk and Marie) reviewed the request and approved and signed it.
 - 5) Request from Eric Reimer submitted through David Lampe. Approved request numbers 1 and 3 (fence and exterior home color). Approved request #2 subject to consistency with all regulations and with the note that property shall remain owned by Holly Hills.


Financial

- a. Delinquency Report. Kirk moved to accept write off 2, 9, 12 and 13. Marie seconded the motion. Motion approved.
- b. Board discussed TMG's proposed budget. Will continue discussion when Mike can be present (via email or otherwise).

Repairs & Maintenance

- a. Stream & Creek Repairs. Kirk will follow up with Chris to get a quote for the removal of wood and replacement with boulders. Chris's bid apparently included only the wood removal.
- b. Sport Court Pressure Washing. Call Chris for quote on this.

VI. Adjournment. Marie closed the meeting at 8:45pm. Next Board meeting on August 19, 2004, 6:30pm, at the Camas Fire Station #42.

Signed 
David Lampe, Secretary
Holly Hills HOA