

**HOLLY HILLS ESTATES HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING**

**February 3, 2005**

**7:00 pm at the Camas Fire Station #42**

Board Members and Officers Present: Mike, Kirk, Marie, Denise and David

Absent: None

Guest: Kane Thomas, The Management Group (TMG)

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

I. Call to Order

Mike called the meeting to order at 7:15pm.

II. Introduction

Mike welcomed the neighbors and introduced the Board, Officers and Kane. Mike oriented everyone to the agenda and other paperwork handed out and encouraged each member to put their “raffle ticket” in the bowl to potentially win a free quarter’s HOA dues.

**Fritz [need last name] volunteered to handle the signs from now on. Thanks Fritz!**

III. Proof of Notice Meeting

Mike reviewed the meeting notice with the group.

IV. Establishment of Quorum

Total households represented is 44 (20 proxies and 24 present). 48 Needed. No Quorum.

**Mike recognized Ellen and Shirley who handled the refreshments for us tonight. Thank you Ellen and Shirley!**

V. Approval of Minutes

Mike moved to approve the last Annual Meeting Minutes, which were included in the handouts for the group. Marie seconded the motion. Motion approved.

VI. Reports

A. President’s Report

Mike encouraged volunteerism. **Mike recognized Brett Oppegaard who is handling the newsletter. Thanks Brett!** Mike discussed CC&R enforcement, which is complaint driven—the Board has chosen to save money by not paying TMG to do automatic enforcement.

B. Treasurer’s Report

Denise gave a brief report reviewing the budget and actual revenues and expenses for last year and the budget for this year, based on the report provided to everyone who is in

attendance. Denise explained what areas of the budget come in higher or lower than planned. **Bottom line, we came in under budget and as a result the Board approved a budget at its first quarterly meeting that does NOT require an increase in dues for this year.**

Marie moved to approve the Treasurer's report. Kirk seconded the motion. Treasurer's Report Approved.

## VII. New Business

### A. Nomination/Election of Board Member

Kirk resigned his Board position as of this meeting in order to create a rotation in Board terms. That is, the new Board Member's term will expire after the terms of the remaining two, providing some continuity within the Board from year to year. The Board requested volunteers in writing and from the group in attendance to replace Kirk on the Board.

Lara Harker volunteered from the group in attendance. **Mike made a motion to appoint Lara to the position of Board Member At Large. Marie seconded the motion. Approved. Congratulations Lara!**

### B. Board of Directors 2005 Meeting Schedule

**First quarter meeting already occurred. Remaining three will occur on May 5<sup>th</sup>, Aug 4<sup>th</sup>, and Nov 3<sup>rd</sup>.**

Three questions came from the group in attendance. Do we send out notices in advance of the quarterly Board meetings? Yes, we think we will this year. Do we have a website. Yes, the address is [www.hollyhillshoa.com](http://www.hollyhillshoa.com). Can you please put the website address on all communications from the HOA? Yes, we will do that from now on.

**Michael Rush volunteered to run our website for us. Kirk will give Michael the contact information for Mark.**

## VIII. Homeowner Input

Neighbor wanted to say that the signs posted for the annual meeting worked well.

Neighbor told about past association where the newsletter was online and the ad revenue generated help paid for the newsletter.

Brett spoke up to request additional volunteers for the Newsletter group he chairs. **He asks anyone interested to email him at [hollyhillsnews@yahoo.com](mailto:hollyhillsnews@yahoo.com).** The newsletter does have a place to advertise if anyone is interested. One neighbor in attendance volunteered to help organize neighborhood stories for the newsletter. **Debra Quinn volunteered to help on the Newsletter committee. Thanks Debra!**

Neighbor asked whether or not anyone had any thoughts about the proposed subdivision development adjacent to the park on 38<sup>th</sup>. There was some various discussion.

**Ralph Schmidt volunteered for an Architecture Review committee. Thanks Ralph!** Mike clarified for the group that if you want to get involved in this group, TMG will handle the “bad guy” functions. Kane added that he believes a group of 3 to 5 would be appropriate for the committee. Ralph Schmidt warned the group about the dangers of not acting, including the concept of adverse possession.

Neighbor asked if the number of rentals has gone down since our last meeting. Kane believes that the one particular builder who still owns about 9 rental homes has indicated that it plans to sell them.

Very new neighbor claimed not to have a copy of the CC&R’s. She said she went through all of her information from closing and did not find anything. Kane offered to get her a copy.

Neighbor asked if we can add a CC&R limiting the number of rentals in the neighbor. The Board explained what process we went through in reviewing that idea over the last year or so. The Board ultimately tabled the idea.

Neighbor expressed interest in forming a CC&R Modification and Update Committee, which led to formalization of a number of committees below.

**Board formalized a number of committees and appointed the following chairpersons:**


**Architecture Review Committee – Ralph Schmidt**  
**CC&R Modification and Update Committee – Don Bain**  
**Website Committee – Michael Rush**  
**Newsletter Committee – Brett Oppegaard**  
**Social Committee – Alicia King**

**Mike moved to approve the above 5 committees and Chair appointments. Marie seconded. Motion approved. Mike offered to put together a brief description for each Committee and review it with each newly appointed Chairperson.**

**The drawing was held for the 5 free quarterly dues. Congratulations to the winners. M. Rush, A. King, F. Esser, I. Allen, and S. Stewart**

IX. Adjournment.

Mike adjourned the meeting at 8:40pm.

Signed   
David Lampe, Secretary  
Holly Hills HOA