

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

**3rd Quarterly Meeting—Thursday August 4, 2005
7:00 pm at the Camas Fire Station #42**

Present: Marie, David and Denise

Absent: Lara

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

I. Call to Order

Marie called the meeting to order at 7:05 pm.

II. Approval of Minutes

Marie and David made two corrections. Marie made a motion to approve the May minutes as amended. David seconded the motion. Minutes approved.

III. Treasurer's Report

Denise reviewed the Report for the audience highlighting the variances where appropriate. Review of the Financial Statements showed that the HOA is still operating within its budget and that the HOA has accumulated approximately \$8,700 in its reserve fund for repair, replacement and upgrade of HOA common area improvements.

IV. Delinquent Payment Report

Marie reviewed the delinquency report and collection report for the group. The delinquent payment report still looks excellent. The majority of owners are paying their dues and paying them right on time. Only 3% of owners are more than 30 days overdue in making their dues payment and one owner represents approximately 2/3rds of the money more than 30 days overdue.

V. Management Report

Administration

a. Infraction Report

Reviewed Infraction report. The Infraction Report showed our management company, TMG, issued notices and/or fines to a total of 12 owners since the previous Board Meeting. The majority of problems related to parking issues, but friendly reminders were also issued for landscape maintenance problems and failure to get architectural approval before making improvements. The HOA issued six friendly reminders, four notices to correct, and two fines.

b. Architectural Requests.

The Architectural Requests Report showed that the HOA received a total of 8 requests for architectural changes since the previous Board meeting. The requests

included fencing, house paint, a sport court, and a patio cover. All 8 requests were approved. Not included is the previous request by the owners of the fence partially constructed adjacent to Dahlia Drive, which was not approved by the HOA. The owners have elected to remove the newly-constructed sections of the fence and restore the fence to its original location.

VII. Old Business

VIII. New Business

Committee Reports:

Dahlia Drive

Travis Brist, Chair of Dahlia Drive Committee, again requested volunteers.

CC&R

Don Bain, Chair of CC&R Committee, requested that anyone interested in helping stay after the meeting.

Social

Marie thanked and complemented Alicia King and Cindy Moraski and Lara Harker on the great job they did with the Summer Party.

Website

None

Newsletter

Brett told the group that he needs any information for the next newsletter by August 20th.

Architectural Review

The Board noted that the Architectural Committee now includes enough volunteers to take over review of architectural requests. The Board will now serve only as an appeal body.

Landscaping:

David made a motion to instruct Kane at TMG to hire ProMow for regrading and regravelling the rock path between NW 31st and the cul-de-sac on NW 32nd if they are willing to do it at \$525. Marie seconded the motion. Approved.

Need to address one additional path that connects 35th Circle to the City path.

David offered to get bids on field mowing of the open space that sits between the Dahlia Drive hill and the storm water retention area.

Neighborhood Management:

Board discussed its responsibility to seek bids on management of the subdivision in order to assure that the HOA is getting the best service possible. The Board has made commitments to the HOA in the past to do so. David made a motion not to allow the automatic renewal of the TMG contract again and to seek bids from TMG and any other interested party for management of the neighborhood association. Motion approved.

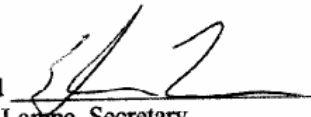
Neighbor Input:

New neighbor that is concerned with speed and loud vehicle music.

Ildiko Allen wants to improve the entrance sign for aesthetics. Ildiko volunteered to research options.

Neighbor asked what the reserve fund was for. Marie explained.

IX. Adjournment. Marie closed the meeting at 8:05 pm. Next meeting on November 3, 2005 at 7pm at the Camas Fire Station #42.

Signed 
David Lampe, Secretary
Holly Hills HOA