

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

**QUARTERLY MEETING—Thursday, November 2, 2006
7:05 PM at the Camas Fire Station #42**

Present: Marie, Carmella, Lara, Chris and Margaret Tweet

I. Call to Order

Marie called the meeting to order at 7:05 PM

II. Approval of Minutes

Lara motioned to approve minutes as corrected.

Carmella seconds.

Minutes approved.

III. Treasurer's Report

Delinquency Report (as of 10/30)-

Out of 238 homes, 5 had liens. Marie noted that at 30 days the homeowner gets 10 days to pay followed by a lien notice.

It was noted the Board needed to check with Kane concerning discrepancies in the Collection Report

In regards to a Draft 2007 Operating Budget, Marie wants a new category for emergencies. As the community gets older, we need to plan for things. The HHOA has spent \$3000 out of \$9000 on the fence as well as upcoming costs for the bridge.

The fence will need to be finished. Bushes against the fence need to be trimmed. Also, the stucco part of the front opening needs to be pressure-washed and stuccoed this year. Johnathon Varnell has agreed to do this and paint with paint left-over from already completed work.

Chris of Frontier needs to send a revised bid. He has been blowing trails even though he has been told not to do so. Next year the court needs to be pressure-washed. It was suggested that funds for pressure-washing be increased from \$500 to \$600. Lara mentioned we needed to come up with a retention pond maintenance account.

It was noted the Board needs to guess how much these items will cost under, for

example, “*miscellaneous projects.*”

Lara brought up the idea of searching for another management company. However, Marie felt it was unrealistic. Lara further explored ways to reduce work /costs such as annual vs. quarterly payment of dues.

Marie noted some of the lower boards of the fence showed early evidence of dry-rot and needed to be replaced. She agreed to send a letter out regarding the dirt against the fence causing dry-rot.

Margaret said it was a good idea to have retention ponds as a separate line item.

It was noted that as a non-profit corporation the HHOA must follow laws such as related to hiring for projects. However, the Boy Scouts is different since a project permit is involved. For the bridge, screws, concrete and footing of \$250.00 only required. All-Weather Lumber has been donated. The Boy Scout is planning to work on the bridge either Saturday Nov 11th or Saturday Nov 18th. Chris has volunteered to help with the project if on Nov 11th. The project will use 20 ft long beams and Lara noted the need of a truck. The trash can in the park could be used. The biodegradable materials could be cut up and thrown in the bush with signs posted to reroute people from the area.

Margaret volunteered a sawhorse for the sign. Marie mentioned Fritz Porter may want to volunteer. He helped with the blackberries in the park and had provided his own equipment.

On a different note, Margaret related only two of out of 33 responses were negative regarding the idea of a new entrance sign. She said the sign people needed a ballpark budget estimate. Margaret explained more people responded to the sign than the swings.

Marie responded Ilde needs to bring her ideas before the Board and that the sign project is something that should have a committee.

Lara noted that Lake-Pointe has a new sign with a brick background. Margaret said Ilde was looking to the Board for a budget.

Marie wanted to know what the work encompassed in order to give a budget. She suggested Ilde that we need to resurface and use lettering.

Infraction Report-

There were various infractions noted including parking violations.

Architectural—

CC&RS should be consulted regarding the basketball hoop.

Landscaping—

Lara and Marie met with Chris regarding the budget for next year.

Marie found a person (Al Schmidt) who, as a Knights of Columbus member, chops wood for those who need it.

Lara confirmed \$1260 spent for tree removal. Marie wanted to add \$1260 to January while Lara suggested an added line item for tree removal.

Lara will talk to Frontier to clean out retention ponds.

Carmella motioned to approve landscape proposal for two retention areas as follows:

- \$845 for the area at the fitness center
- \$1120 for the second area.

Lara Seconded motion.

Board approved.

Lara will follow up to get proposal for the third retention area at 29th & Dahlia.

Move-In Report—

Showed five new neighbors.

Marie asked for volunteers for committees including a volunteer to handle refreshments at the annual meeting. Carmella volunteered.

Lara suggested a letter be sent to 2518 NW 35th circle giving residents reasonable time to take care of concerns.

NEW BUSINESS

A recent UCAN meeting revealed that break-ins and thefts have increased at the Heritage Trail on the other side of Lacamas Lake. Keep valuables in the trunk. A lot of kids are egging vehicles in the middle of the night.

Marie noted that the City of Camas is set to appoint a Board who would then be elected to charge .30 per 1000 sqft for Parks.

Lara suggested to see what Chris of Frontier takes care of regarding Margaret's estimate of \$1050 to cut down trees along Endicott with the remaining work going to another tree company.

Lara returned to the entrance sign issue. Lara motioned the Board agree to a budget for the sign with Ilde coming up with the sign idea. Marie maintained reservations regarding the costs and reiterated the need to resurface it. Lara

suggested the need for two proposals from different companies by mid January with a budget of \$4000.00.

At 9:45, Carmella motioned to adjourn. Lara Seconds. ***Board approved.***