

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

**QUARTERLY MEETING—Thursday, July 26th, 2007
7:00 M at the Camas Fire Station #42**

Present: Lara Harker, Carmella Weis, Chris Coers, and Alicia King

I. Call to Order

Lara called the meeting to order at 7:07 PM

II. Approval of Minutes – May 3, 2007

III. President's Report

Lara remarked the landscaping looked good. The blackberries were under control and the trails were clear. She also noted the success of the most recent social activity.

IV. Treasurer's Report

Treasurer Beth Faulkner was not present. Lara reviewed some key financials:

Total Revenue - \$4276 monthly
Total Expenses -\$3290 monthly

For a Net Revenue – Expenses = \$988.

Excess revenue goes to the operating budget until it becomes a larger amount and is transferred to the reserve.

In addition, the money market funds could be used for capital replacement.

Marie Page noted that Holly Hills HOA has a very small reserve fund compared to other communities.

Motion to approve financials

Chris motioned
Alicia seconded
Board approved.

Delinquency Report

Lara explained that homeowners who do not respond within three months of being delinquent can expect a lien. \$437.00 of late fees had been assessed.

V. Management Report

Infraction Report

Alicia reviewed infractions involving unkept yards, unmowed yards, as well as a dog loose on Astor street.

A homeowner is looking for a response to edging and mowing a lawn full of clover. Alicia thought the yard was not unsightly while Lara was concerned that clover will flower and kill off grass. A suggestion was made to landscape the whole front yard, taking out the grass and clover completely.

Margaret Tweet responded that the Board should be careful addressing issues that aren't addressed in the CCRS where the CCRS speak of the need for homeowners to keep their property in "good order and repair."

Marie noted that the same kind of maintenance as last year was needed for the retention area. A bid was needed since it is not in the maintenance contract. In addition, there are lots of alders and shrubbery and a dead tree on NW 38th which had been approved for removal the last 2 years.

Marie explained alders should be 6 feet with no overhanging limbs on the sidewalk and that a bid was being sought for the maintenance work. She also mentioned the court at the park needed cleaning.

Margaret remarked that the 31st and Dahlia area was unsightly.

Lara responded that the area was targeted for maintenance 3 times / year but that it may need to be changed.

Social

Alicia reported the picnic was fabulous. People had a great time and the kids had fun. Out of the 40-50 people, two new families attended.

Alicia discussed ideas for a Fall Harvest Part (Sept-Oct) until the next planned garage sale event. She said she would like to do an event in the neighborhood like a pot luck. Any news of the event would be in the next newsletter.

Lara asked for volunteers.

Margaret suggested we bring our own chairs.

Marie reminded homeowners of a National Night Out on August 7 to get to know our neighbors.

Sharon Farrell may be contacted (833-2448) for lost and found items from the recent picnic including serving utensils, BBQ tongs, and 3 camp chairs.

VI. Committee Reports

ARC

No report available as Bob was currently out of town.

Newsletter

Alicia apologized for the way the newsletter looked. TMG employs another company that puts the newsletter together. She noted the poor quality and sought reimbursement from Kane with no response yet from Kane.

August 6th was the deadline for the newsletter with submissions to be sent to Alicia@mkingdesign.com.

VII. Unfinished Business

Homeowner Steve Anderson was present to review 2 bids for work behind his house on 29th for hillside drainage. Steve moved in 2 years ago and put in a French drain. During the first winter, the drain filled with mud with excess runoff. Last winter, the weather washed out a large area behind the boulders into the French drain. He thinks the excess gushing runoff can be controlled. The drain has kept water away from the house. Runoff could still reach the house from water coming from the common area.

Lara presented copies of two estimates. A previous planting of trees didn't solve the problem as the water went underground.

Lara explained that the Board had discussed the solutions. Since only one homeowner significantly benefits from the HHOA paying for fixing the water runoff, the Board had decided to split the cost of doing so with the homeowners.

Drainage Masters solution would reshape the channel 30-40 feet upstream with periodic maintenance.

Steve didn't object to paying his fair share as long as it is applied equally to all.

Alicia, 1st and Lara, 2nd made motion to pass the drainage work behind the Anderson's home on NW 29th Ave. They agreed to pay half of bid (total amt is \$1160) from Drainage Masters. The Anderson's will arrange the work and pay the agreed amount, and submit for reimbursement for half of the bill.

Marie commented that the developer could be sued.

Homeowner Scott noted that there is usually only a 2 year window to do so. He suggested Steve contact Public Works to check the drain and gave him their contact information.

Sharon Ferrell provided information regarding a new sign. Lighting could be moved higher at the short wall if the new sign was placed behind the short wall to illuminate the new sign.

Homeowners discussed the options.

Alicia suggested three bids be gathered for the different options. The committee can then recommend options to the Board for a decision.

Margaret suggested Sunningdale Gardens' rock as an idea.

Alicia noted a water restriction is mandatory June 1 – August 31st which involved odd-even watering days. The City volunteered to set homeowners' sprinklers if assistance is needed.

Lara motioned for an increase of mowing at 31st Ave to one additional mow.

VIII. Homeowner Input

Jeff Allen at 38th & Dahlia thanked the Board for the social. His concerns included the speeding where 29th and Dahlia meet. He has called police for enhanced patrols and has requested a radar trailer be placed at the top of the hill. He said he would continue to ask for increased patrols.

Another concern was dog owners leaving feces on his lawn. He has called animal control. The law prohibits animals from damaging public / private property.

Alicia committed to mention the urination/defecation issues in the newsletter.

Margaret noted that the court at the park needs cleaning. On the same subject, Marie said the tiles on the court needed to be lifted to powerwash. She encouraged others to get involved to limit the cost of water.

Lara was agreeable to pressure washing as a volunteer issue.

Margaret wanted to look at ways to avoid \$50,000 in revenues and an audit.

Lara noted that the cost of an audit would not hit the books this year, but next year.

IX. Adjournment

Lara motioned to adjourn at 9:13

Alicia seconded

Board approved