

## **Holly Hills Homeowner's Association Quarterly Meeting Minutes**

**May 1, 2008**

Board Members present: President Lara Harker, Vice President Alicia King, and Board Member Margaret Tweet

Marie Page served as Secretary for this meeting as Chris Coers was unable to attend.

Also present: Michelle Underwood from The Management Group attended since our new representative Pam Wathen was ill.

The meeting was called to order at 7:08 pm.

A brief discussion took place about when to have Homeowner Input as the agenda had this up front instead of at the end. Margaret said that some people might need to leave early, so we should do it first. Others said they preferred that Homeowner Input be last as it has been. Lara explained to all present that homeowners were required to talk only for three minutes and that 15 minutes were set aside for Homeowner Input.

### **Homeowner's Input**

Marie Page, 3405 NW Dahlia Dr. reported that she has received several inquiries regarding the fact that the Entrance Signs identifying Holly Hills Estates have been missing since last fall. Those inquiring requested that the name of our community be put back up to aid giving directions into the community and for home sale purposes.

It was recognized that the signs were removed last fall when the stucco on the entrance gates were painted.

Lara reported that the committee chair for the sign improvement had quit and now Lara and Alicia were trying to work on this project. The promise (hope) is to have something up by midsummer.

Marie Page asked if anything had been done about having an Eagle Scout build benches for a couple of places in the community – in the park and up on the hill. She said this was discussed favorably at the Annual Meeting. Lara said she will look into this.

William Thomas, 2505 NW 35<sup>th</sup> Circle said he has notified TMG by e-mail that he still has a problem with his neighbors' (the one behind him and some down farther from him) trees, which are blocking his two views. Our CC&Rs protect homeowners who purchased their homes for the view. He shared photos of the two views that are blocked and also said that his immediate neighbor's tree comes over his property by 25 feet and he has to trim it from his balcony. CC&Rs were discussed and it was suggested he also check City Codes about the tree branches extending into his yard.

Lara asked Michelle Underwood from The Management Group to notify his neighbors that they are not in compliance with our CC&Rs. TMG will send letters with dates by which time some plan to rectify the situation must be made. Michelle said William will not be named in the letter as the person complaining. William Thomas will provide TMG with the names and addresses.

Don Bain brought up three issues.

1. He asked if there was a process by which homeowners could do plantings in common areas and if not what can be done to create such a process.

A lengthy discussion followed. The problem of “adverse possession” was discussed and Marie Page reminded the board that The Management Group should be sending letters once a year to the two homeowners up on the hill who were given permission to plant trees on the former path to the park. It was also discussed that the logistics of Don’s request could be problematic in a legal way. No decision was made on this issue.

2. Don Bain asked that the possibility of people adding some of those common areas to their backyards be discussed. As was discussed at earlier meetings (a few years ago) he was reminded that it takes over 80% (CC&Rs need to be checked on the exact percentage) of the homeowners in Holly Hills to sell any of the common land. It was also discussed that the possibility of 100% may be legally required. The board should at this point check the CC&Rs and look into the legality of taking such a move.

3. Don Bain asked about the budget. He said he understood and could see the results of the landscaping dollars spent, but wanted to know a line-item type of accounting of what the money for The Management Group was for.

Alicia explained some of what TMG does and Michelle explained more completely why it was not possible to provide such detail except by showing someone the contract, but that even the contract doesn’t explain all that they do.

After more discussion about revealing to homeowners as much financial information as possible, Margaret made a motion to always have the financials at the quarterly meeting and **also** posted on the web-site. Alicia seconded the motion and the motion passed.

The above discussions led into a discussion about the necessity of having a lawyer provide a legal opinion on what sections of our CC&Rs are not up to date according to State Law. We cannot enforce CC&Rs that are no longer permitted by State Law. Michelle explained how important it is to do this at this time.

Don suggested that if we have the CC&Rs reviewed that we have a specific goal of what we want a lawyer to review as well as the State requirements, so that the reviewer directs his attention to the goal as well as State Law.

At this point, Lara brought up the fact that she has been contacted by Oakridge Community on the hill. They asked to lease the corner of 31<sup>st</sup> and Dahlia Dr. so that they can landscape that area and add a sign for their community.

The board discussed the cost of hiring a lawyer to look at the CC&Rs. **The board agreed to proceed to obtain a bid on a CC& R review and include a review of a potential lease agreement.**

## **End of Homeowner Input**

### **Minutes Approval**

Lara noted that the Feb. 29<sup>th</sup> meeting minutes need to be corrected to state that Marie Page is Chair of Landscaping Committee

Lara then made a motion to approve the Feb. 29<sup>th</sup> meeting minutes as corrected. Margaret seconded the motion and the motion passed.

The board reviewed the minutes from the November 2007 quarterly meeting. Lara made a motion to approve of those minutes. Margaret seconded the motion and the motion passed.

After a brief discussion, Michelle said that the Annual Meeting minutes from February would be approved at the next Annual Meeting.

The issue of better notification of the quarterly meetings was raised by William Thomas. Although the board and others informed him of all the ways these are communicated, he said he missed the November meeting notification. It was noted that the November date was changed at the last minute.

After further discussion of this issue, Margaret made a motion to have notice of the meetings in the quarterly newsletter, on signs posted at the entrance and on the web-site. Lara seconded the motion and the motion passed. It was also decided that the board would **NOT** continue to send post cards about the meetings.

A discussion took place about the necessity of getting more participation. William said he thinks we should have five voting board members. Several of us explained to him that we have had difficulty with getting someone to volunteer for the treasurer position, a newsletter editor and someone for the social committee and that we have tried before to change to five board members. No one was able to come up with a viable solution for this dilemma.

### **Treasurer's Report**

Lara reviewed the financials for those present. She discovered a legal expense of \$874.00 the board didn't know about. Lara asked Michelle to find out what this was for and to report back to the board. Michelle agreed to do so.

A discussion took place about what kind of interest rate we are making on the money market fund. It was discussed that because of limitations of the kind of instruments we can invest in we are probably only making around 1 or 2% as is standard now at most banks. Amy from 3604 NW Dahlia Dr suggested we try to find a way to make more in interest.

### **Correction Letters**

After the board reviewed these a discussion took place about CC&R compliance issues. Michelle told the board and those present about how these issues are handled in some other associations and after a discussion the board decided to increase to two times a year at the rate of \$1 per home or \$238. per compliance check.

Lara made a motion to increase to two compliance checks, one in late June and one approximately a month later to check on those who received notification. Margaret seconded the motion and the motion passed.

Because several problems with the board packet had been revealed as the board went through it, Alicia mentioned that she was uncomfortable with having Pam, a new person to the firm, as our representative. Michelle explained that although she is new to the firm she has five years of experience. She also explained the problems with the packet were largely because Pam is still not fully trained on their computer system which can be very problematic. She said the packets will be fixed for next quarterly meeting.

The new TMG contacts are as follows and should be posted to the web-site and included in the newsletter.

[pam.wathen@tmg.com](mailto:pam.wathen@tmg.com)

[stephanie.mocilnitas@tmg.com](mailto:stephanie.mocilnitas@tmg.com) (note to Michelle, please check the last name spelling here).

Pam Wathen, Managing Agent [pam.wathen@tmgnorthwest.com](mailto:pam.wathen@tmgnorthwest.com)

Stephanie Mocilnikar, Administrative Assistant  
[Stephanie.mocilnikar@tmgnorthwest.com](mailto:Stephanie.mocilnikar@tmgnorthwest.com)

Lara asked about the policy for board member contact at TMG and Michelle explained this and answered many questions for the board members.

### **Landscaping Committee Report**

Marie Page reported that our new firm, Acer is working out very well. Communication has been greatly improved and Acer has saved us money already in several ways.

The lawn is now being mowed later in the day when the grass is dryer than at early morning so we hope that the rut problem behind the court will soon be resolved.

Sprinkler System issues:

1. Water problems have been solved and because we have better control our water bills should be less this year.

2. Marie explained the necessity of performing annual Backflow checks to prevent water contamination because of fertilizers or weed killer backflowing into the drinking water system.

Lara made a motion to approve of Backflow checks and any possible valves necessary. Alicia seconded the motion and the motion passed.

3. Marie explained that we have been trying for over two years to have a complete map made of the irrigation systems so that we can save time (we are charged hourly for corrections) on sprinkler problem corrections. We estimated that it could take around four hours, but when Michelle noted that another association had to pay \$2000 for such a map, the board approved up to \$250 for this project.

Traffic strip in center of Dahlia Dr: Marie noted that no bark was applied when the truck came around last year and it needs to be done before the hot weather starts. Alicia asked if we couldn't just buy a couple of bags and someone else suggested we ask Dan at Acer to do this. The board approved asking Dan at Acer to add the bark to this small area.

Blackberries and brush removal: The board asked for a bid on this.

Switching one of the swings to a belt style: After a brief board discussion, Margaret agreed to look into this.

The barked strip near the Higgins house in the park: A discussion took place about finally landscaping this and adding the one or two sprinklers we would need to keep plants viable. No final decision was made.

*This is where I left and Michelle took over doing the minutes.*

*These minutes respectfully submitted by Marie Page.*

*Lara Harker took over the minutes here since Marie had to leave.*

*Gravel on paths*

Discussion was held on gravel trails per bid from Acer Landscaping. Nothing was approved for gravel.

Motion was taken after discussion to approve Sport Court lines painting (no pickle ball), Margaret First, Lara Second motion. Approval was for Bball lines, adjust bball height, repair court, and new nets.

Alicia asked about a smaller/shorter hoop for younger kids in fenced area of park. Margaret said she would ask the company. Margaret is following up on sport court.

Garage sale is June 20 and 21.

Next meeting Aug 14 at 7pm.

Adjourn meeting at 9:50pm.

Above minutes approved August 14, 2008