

## Minutes Sept 25, 2008 Holly Hills Homeowners Association Board Meeting- (approved Nov 6, 2008)

**Present from HOA:** Board members present: Lara Harker (president), Margaret Tweet (secretary and member at large) and Sandra Luna who was appointed treasurer. Meeting opened 7:02

### Homeowner Input

Homeowner Dean came to provide input on section 3.9, solar panels. He urged the board to update the CC& R's to allow for solar panels. He explained that some are made to look like roofing.

Lara responded that the board would consider how to make an update.

Marie noted that if local state or federal law requires solar panels to be allowed, then the HOA might not have to make a specific update to the CC& R to also allow solar panels.

### Minutes Approval

The August minutes approval was deferred to the November 6 meeting.

### Committee Report

Marie Page, chair of the landscape committee presented bids to cut trees as per the attached page. **Lara motioned to remove the branches overhanging the home on 29<sup>th</sup> Ave and Margaret seconded. An arborist was selected, Sunshine Tree Service with a bid of \$345.**

The street tree trimming and dead park in the tree were discussed and Lara made a motion to defer action since the budget didn't seem to support the expense.

Discussion was held about the bad debts the association held, and when it may be necessary to write off any of it.

**Marie presented possible fall landscape projects.**

Discussion was held and action was deferred. Later some projects were approved which are listed on the last page.

Marie presented some added landscape work that had been requested and was not in the contract. **Margaret made motion to pay for the clean up of briars along path near the club and cutting of 31<sup>st</sup> and Dahlia cutting and Lara seconded the motion. For a total of \$150. See detail on last page**

### Add ons to landscape maintenance contract

**A motion was made by Lara to add on 3 cuttings of the 4<sup>th</sup> path behind the park, Plus a 4<sup>th</sup> cutting of the creek, and a clean up of retention pond on Endicott was added to the annual landscape contract. Margaret Seconded. Total \$1400**

## **President's Report**

### **Sign update**

Lara explained that the sign committee was considering a bid from Chris Dunn who is licensed and bonded. He offers metal coated lettering and does not include installation.

The cost estimate is approximately \$4000 for Aluminum and \$ 3600 for steel and the committee favors steel.

Another bid from Vancouver Sign came in at about \$5000.

### **Lara made a motion for the sign budget of \$ 5000.**

Margaret inquired about lighting costs and how to keep those and landscape costs to a minimum. These costs were not available, and the motion was not seconded.

Sandra Luna presented input from neighbors who favored keeping the 10-year old pear tree on the east side of the entrance on Dahlia. (31 in favor)

She provided pictures of the entrance including lettering on either the lower or upper wall that would allow the tree to remain. Discussion was held on the tree and lighting options.

### **Homeowner input**

A neighbor provided input on the recent burglary and reporting suspicious activity.

## **Budget 2009 Discussion**

Discussion was held on the budget. Action was deferred to the November meeting when a more complete picture of the year to date expenditures was available and all 3 board members are expected.

Margaret suggested that we not send doorhanger notice for the billing change, and only send the Oct. 1 mailing notice. Budget reductions in water use, irrigation repair, and newsletter expense were discussed.

### **Treasurer Appointment**

**Lara and Margaret voted to accept Sandra Luna's application to serve as treasurer.**

The meeting was adjourned at 9:30

### **Actions taken after September 2008 meeting.**

After the meeting Lara clarified the year to date financial status via e-mail on September 27. Based on corrected information, the board approved the tree cutting along Dahlia for the street trees and cutting the dead tree in the park. Several of the fall projects were approved. A summary of all approved landscape expenditures follows on next page. No other additional expenditures were approved.

Prune Big Leaf Maple for roof clearance **345**  
 Branches to be chipped or cut into 16" rounds for later volunteer removal

Fell dead tree in park and cut into 16" rounds for later volunteer removal **225**

Trim trees both sides of Dahlia 8' above sidewalk and 12' or 14' above street from 38th to 37th, from 34th up hill to 31st.- 57 trees **1,454**  
 Pear trees near entrance on 38th  
 Plus 3 small trees at creek, remove or trim

**Cut down 4 Alders growing out of bank of Creek west of Dahlia for safety** **300**  
 Trunk cut up and left, branches chipped

**Cut Butterfly bushes which are weeds of concern, removal recommended**  
 On creek, 2 west of Dahlia, 2 east of Dahlia, and 2 along path from 32nd to 31st  
 Plus blackberry removal east of Dahlia next to butterfly bushes  
 Plus removal of 2 dead shrubs along path from 32nd - 31st  
 Debris removed if needed, left out of sight in common area **225**

**Extra work already performed by Acer by request**

**Diagonal path from 38th over to club and over to parking lot**  
 New area discovered to be in Holly Hills HOA according to marker  
 Briar control clean up to be added to annual work in future. **100**

**5th Cutting of 31st and Dahlia** **50**

**ADD ONS TO ANNUAL CONTRACT**

**# of services**

4 <sup>th</sup> path behind park, mow and trim briars	3	100	300
4th creek cut, both sides from Endicott up	1	**	750
extra clean up Endicott retention area	1	**	350