

Holly Hills Board Meeting
February 26, 2009

Minutes prepared by: Lara Harker

Call to Order: 7pm.

Attendance: Lara Harker
Marie Page
Margaret Tweet

Absent: Sandra Luna

Approval of Minutes: for Feb 5, 2009 board meeting. A few minor changes were made to the minutes and they were approved. 1st: Margaret Tweet 2nd: Marie Page All in favor.

Budget-

- Fritz Porter presented an estimate for the summer picnic. He requested additional funds not to exceed \$600. His request was denied, however, the budget for the picnic was increased by \$100 to total of \$400 for the summer picnic.

Motion: Community Function expense increased to \$500. 1st: Margaret Tweet 2nd: Marie Page All in favor

- May Work day budget was discussed. A \$500 budget was established, which will include soil, plants, and removal of existing ground cover for the entrance sign beautification.

Motion: \$500 budget for sign beautification established (=Landscape Improvements). 1st: Marie Page 2nd: Lara Harker All in favor.

- Bank fees line item was added to the budget for 2009. Amount was established at \$50. 1st: Marie Page 2nd: Margaret Tweet All in favor.
- Difference of \$150 (above) in budget items will be taken from audit expenses on budget.

Open Forum-

Neighbor, Quang Le, who lives on Endicott came to the meeting. He was concerned about his safety in our neighborhood. Fritz Porter and Margaret Tweet gave him some direction as to how to keep his home safe, such as keeping his garage door closed and locking all windows.

View Control-

Board discussed homeowner request (Companiero) to change roofline requirement for vegetation growth and view control.

Action: Lara Harker will follow up with homeowner. Board requests that the work be performed no later than April 15, 2009. Board also requests that Douglas Fir be topped or removed to be in compliance with this requirement.

Quarterly Meeting Schedule-

The Board will meet as follows for 2009:

May 7, August 6, and November 5 at 7pm at the Grass Valley Fire Station.

Motion: 1st: Lara Harker 2nd: Marie Page

Drainage along 29th Ave-

Board received complaint about backyard drainage from homeowner, Sandy Stephens. A bid was obtained from Drainage Masters to install a drainage ditch in back of homes along lots 71-75 and lot 46A. The Board looked closely at this problem and found that many of homes along street (28th Ave) above the common area drain their roofs directly onto the land, without directing it into existing drainage channels. These homes are in the association adjoining Holly Hills Estates called Columbia Summit Estates. Marie Page will contact City of Camas to talk about contacting the board of Columbia Summit.

The Board studied the map of area which looked to include a ditch along the back of these homes on 29th Ave, but the ditch looks to have been filled in. Many homes along this street have installed French drains in their backyards to alleviate their drainage issues.

Homes for Sale-

Judy Wiesmann gave information to Board about homes for sale in Holly Hills. She updated Board on status of 3347 NW Dahlia Dr, home in foreclosure.

Oak Ridge Proposal-

Marie Page asked about the latest discussion between associations, Oak Ridge and Holly Hills about land on 31st Ave and Dahlia Dr.

Action: Marie Page will draft a letter to Lanz Fritz to address new agreement with Oak Ridge to lease land for an entrance sign for their neighborhood.

Banking-

Motion: Board made motion to move excess Operating Cash to US Bank from First Independent Bank. 1st: Marie Page 2nd: Lara Harker All in favor.

Action: Lara Harker will talk to Risa Sullivan about CD rate quotes for reserve account. The Board discussed moving \$10,000 into a CD earning higher interest than is currently available for money market accounts.

Trail behind park-

The Board deferred discussion of trail in need of repair from the bridge to the City trail.

Action: Margaret Tweet will get a bid to fix this trail wash out.

Delinquent Accounts-

The Board looked at homeowner account delinquencies in detail and late charges that were applied by TMG to these accounts. We discussed adhering to the policies and noted that we needed to follow up with TMG regarding homeowner charges for late fees.

Action: Marie Page asked that Margaret and Lara look at the delinquencies in detail and forward any questions to her via email. She would in turn address these questions with Pam Wathen at TMG.

Motion: Stop all late fees being charged to homeowners immediately until questions can be addressed by TMG. 1st: Lara Harker 2nd: Marie Page All in favor.

Compliance Review-

The TMG compliance review was cancelled for 2009.

Motion: 1st: Marie Page 2nd: Margaret Tweet All in favor.

Meeting Adjourned at 11pm

Motion: 1st: Marie Page 2nd: Margaret Tweet All in favor.

Action Items:

- Lara to follow up with homeowner, Companiero, about deadline.
- Marie contact City about drainage in hillside along 29th Ave.
- Marie draft letter to Lanz Fritz, Oak Ridge proposal.
- Move excess operating cash to US Bank.
- Lara will talk to Risa Sullivan at TMG about rate quotes for CD.
- Margaret to get bid for fixing trail.
- Delinquent account follow up with TMG.