

Holly Hills Board Meeting      May 6, 2009

Call to Order: 7pm

Attendance: Marie Page, President, Margaret Tweet Vice President  
Sandra Luna, Treasurer and Lara Harker, Secretary

Approval of Minutes: Feb 26, 2009, Strike end of sentence, end of paragraph under “Drainage” and end of sentence starting with “by developers...” to end.

Lara Harker motioned to approve 2/26/09 modified minutes, 2<sup>nd</sup>: Margaret Tweet, All in favor

Financial Report: Sandra Luna presented quarterly financials, dated 3/31/09.

Marie Page asked anyone in attendance who wished to be the Secretary for the Board write their contact information on the attendance page.

Committee Reports:

1. Work Day 5/3/09 cancelled, not rescheduled. Lara Harker said that it was cancelled because the planning for entrance sign landscape improvements was not completed in time. It was noted that the entrance currently looks nice, but some improvements to landscaping would be nice in future. Discussion tabled for now.

Sharon (?) agreed to submit plans to the board for a low retaining wall in front of existing entrance signs, to include soil and plants. Date not specified.

**2. Landscape Committee:**

Margaret Tweet motioned to approve expenditure for grass seed, etc for park Total \$197 to reimburse for supplies. 2<sup>nd</sup>: Marie Page, all in favor

Board held discussion about removing dead walnut tree in the park overhanging picnic table. Board recommends 2 bids be obtained for the work. Action: Margaret Tweet

Board talked about Dahlia hillside thistles cutting. We want to cut them before they seed out in July/Aug. Action: **Margaret will obtain modified bid for less area from Acer Landscaping.**

**3. Social Committee:**

No representative attended meeting.

Action: Marie Page asked for date for summer social for newsletter purposes.

Community Garage Sale moved to June 19 and 20, Fri/Sat 9-4pm.

Action: Lara Harker will get signs made and post in newspaper, Camas Post Record and Columbian.

Household Collection waste date is on June 13<sup>th</sup>. Lara will send eblast to homeowners to advertise for event.

Management Reports:

The Board reviewed the delinquency report (not in TMG packet)

Motion: The Board to make a motion for foreclosed property lien on property #331 . Board stated reason being likelihood of collecting on amts owed is low (foreclosure property). Acct Balance =\$407

Motion: Board declined to make a motion to approve the 2009 budget as noted in financial packet. The budget was an old copy and not updated with recent changes in Feb 2009. TMG should use most recent budget to amend.

Old Business:

1. Drainage along 29<sup>th</sup> Ave. Sandy and Michael Stephens

Michael Stephens noted that there is no ditch behind homes on 29<sup>th</sup> Ave as drawn on city map. Discussion was held regarding appropriate action for area to relieve drainage issues. Latest plan included bid from Drainage Masters (obtained in Jan 2009) to put in a ditch behind homes, lots (#?). Access to area with CAT is needed.

Board recommends another bid be obtained from Acer Landscaping to manually dig the ditch.

Action: Margaret Tweet will get bid from Acer and ask neighbor about access to backyard. Drain issue will be discussed at next meeting in June.

2. Vacant house on Dahlia Dr. (3347 NW Dahlia Dr)

Board noted that yard is in need of trim. Board discussed need to keep yard from getting overgrown again, and potential for Bank to take care of this property.

Action: Marie Page will contact TMG and the realtor to find out bank and contact regarding maintenance of bank-owned property.

3. Swing Replacement

Board has given swing purchase information to a local boy scout who wants a summer project. The idea is to increase the size of the play area to accommodate a new swing set with 4 bays. The existing swing set is not in use due to crack at base. Swings have been removed.

Action: Lara Harker will follow up with Eagle scout project person and talk about community options. Board will discuss this project at the next meeting.

New Business:

1. Paul Fadlovich from Oak Ridge Estates came to meeting. He lives at 3011 NW 31<sup>st</sup> Ave, corner of 31<sup>st</sup> Ave. and Dahlia Dr.

He asked for information regarding mowing and upkeep of corner parcel.

He would like to plant trees for sound barrier.

He agreed to go to Oak Ridge homeowners meeting to discuss plans for entrance sign and leasing land from Holly Hills.

Action: Marie Page will follow up with Oak Ridge Estates about lease options.

2. Legal Matters:

Motion: I make motion to have attorney, Donald Grant, send a letter to TMG regarding collection and billing issues and 50% late fee contract. 1<sup>st</sup>: Marie Page, 2<sup>nd</sup>: Margaret Tweet, All in favor

Board held discussion about collection resolution- no resolution change currently. Margaret noted that Attorney letter should include Board approval on liens, as motioned before this meeting.

Motion: Board to obtain mailing labels for homeowners in Holly Hills and approve charges from TMG. 1<sup>st</sup>: Marie Page, 2<sup>nd</sup>: Margaret Tweet, all in favor.

### 3. Options for management

Board is considering new options for property management starting Sept 1, 2009. TMG must be given notice by July 1, 2009. This will be main topic at June meeting. Options will include book keepers and other property management companies. Board will consider at least 3 options.

Action: Lara Harker will draft an information solicitation for book keepers to use to write a proposal.

### Financial:

Motion: Lara Harker motioned to approve a CD for \$10,000 at said bank subject to board approval of rates (from capital reserves account). 2<sup>nd</sup>: Marie Page, all in favor

Motion: Marie Page motioned to approve Jonathan Varnell to work on fence (maintenance) along 38<sup>th</sup> Ave, time and materials not to exceed \$500. 2<sup>nd</sup>: Lara Harker, all in favor. This is for regular maintenance of fence boards.

Meeting adjourned at 9:45pm. Motion: Marie Page, 2<sup>nd</sup>: Lara Harker, all in favor

Next meeting scheduled for Wed. June 3, 2009 at Grass Valley Fire Station.