

**Holly Hills Board Meeting June 3, 2009- approved**

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

**Call to Order:** 7:07 pm

**Approval of Minutes:** The minutes from May 6, 2009 were not approved, deferred to future meeting.

**Budget**

Discussion was held on Excess operating funds and the capital reserve accounts which have funds over and above the budget.

**Landscaping-**

Margaret noted that some repair is needed on the sprinkler system on 38<sup>th</sup> St and backflow checks for the park and 38<sup>th</sup> have been ordered.

**Walnut Tree in Park**

A bid was obtained from the arborist at Sunshine tree service and Also from our maintenance company, Acer Landscaping.

|   | <b><u>Acer</u></b> | <b><u>Sunshine</u></b> |
|---|--------------------|------------------------|
| Cut walnut overhanging picnic table into rounds | \$ 475             |                        |
| Chip walnut branches 6" diameter or less        | \$ 100             |                        |
| Cut and chip walnut branches 10" diam or less   |                    | \$ 878                 |
| Chip piled up brances/trees 6" diameter or less | \$100/hr           |                        |
| Chip piled up branches 10" diameter or less     |                    | \$ 100/hr              |

Discussion was held and no decision to remove the tree was made.

**ARC Committee-**

The Board reviewed a recent approval given for a rod iron fence in front yard of a homeowner and found that it passes CC&R review and the ARC committee approved it. The Board wishes to be contacted in the future if a homeowner project approval is in question by the ARC committee.

**Social Committee-**

Lara to place ads in local newspapers for the Garage sale, Friday/Saturday June 19 & 20, 9-4pm

### **Drainage on 29<sup>th</sup> Ave-**

Acer Landscaping bid to create a 2' wide ditch 300' long with jutte mat behind the homes along 29<sup>th</sup> Ave for drainage Cost : \$ 1250. Using a ditch witch.

Drainage Master Bid is for 5' wide, 1.5' deep 300' long and create a berm on downhill side with excavation material. Swale with jutte mat. Using a mini-excavator that is approx 7.5' tall, 30" wide, 6' long  
Cost: \$ 2438 before tax

City drawing indicates 3' jutte matting.

Action: Margaret follow up on recommended width

### **Eagle Scout Project-**

Richard Farr attended meeting to discuss his son's eagle project with the Board. They propose redoing the two picnic tables in the park (sanding and re-varnishing) and cleaning the play structure. The Board authorizes the Farris to do this project, and approves supply expenditures needed such as finish, 30 second cleaner or other necessary supplies. The board designated that playground repair budget funds be used for supplies.

### **Legal Matters-**

Marie Page discussed need to consolidate the CCRs for Holly Hills into one legal document. This requires attorney work and legal expense. Board has tabled discussion until future meeting.

### **Options for Management-**

Lara Harker, made a motion to cancel the renewal of existing contract with TMG in writing as of Sept 1, 2009, notice delivered by July 1, 2009. 2<sup>nd</sup>: Marie Page, all in favor.

Marie will follow up with TMG representative to discuss cancellation and draft letter.

Lara Harker will draft an RFP for management companies. Marie and Margaret will provide input by Friday, June 12. Board will meet with prospective companies. Board discussed meeting with both management companies and bookkeeper options. Up to 3 management companies and 2 book keepers could be considered.

### **Oak Ridge Lease-**

Marie Page contacted Lanz Fritz about renegotiating original agreement with Oak Ridge for lease of property located at corner of 31<sup>st</sup> Ave and Dahlia Dr. Margaret Tweet will provide original document to Marie. Margaret noted that the original lease bullet point proposal was reviewed by attorney, Barker Martin.

### **Fence along 38<sup>th</sup> Ave-**

Marie will meet with Jonathan Varnell to obtain fence repair bid. In some areas, dirt is in contact with the wood fence which could increase decay. Homeowners were notified a few years ago by letter about dirt laying along fence and asked to maintain clearance between dirt and fence.

### **Swing Set Replacement-**

Margaret brought a bid from Columbia Cascade Company regarding pricing for a swing set for the park. The current swing set is damaged. Several options were discussed, including a 2 or 4 belt swing set, a picnic table, or other play equipment. Board requested that a survey be sent out to homeowners to find out what the community supports. Margaret will prepare a short survey.

### **UCAN Update-**

Marie noted several ideas from UCAN meetings.

- Increase in DUIs in past year.
- Police in Camas are converting to electronic ticketing.
- Shorter response times to calls.
- Remind homeowners not to leave garage doors open, even if just a little.

Marie Page adjourned the meeting at 10:07pm. 2<sup>nd</sup>: Margaret Tweet All in favor.

Next meeting scheduled for July 2, 2009 at 7pm at Grass Valley Fire Station.