

Holly Hills HOA Board Meeting Minutes
April 10 2010, 10:00am
Camas Fire Station #42, 4321 NW Parker

Attendance: Board members Niki Warnell (President), Fritz Porter (Vice President), Marie Page (Member at Large), Amy Spanik (Treasurer) and Nirav Dalal (Secretary)

Meeting called to order by President Marie Page at 11:27am

Officer Selection for Board

The motion was made by Niki Warnell for the officers to be as follows:

Niki Warnell – President

Fritz Porter – Vice President

Amy Spanik – Treasurer

Nirav Dalal – Secretary

Marie Page – Board Member at Large

Marie Page seconded the motion. There was no opposition, Nirav abstained and the motion was passed.

Open Forum

Kim Curry and Hannah Tweet brought forth a petition with 101 signatures that requested the replacement of the swing in the park on 34th circle. Niki stated that our reserves are not at the level that we would like. An option was discussed for homeowners to share part of the cost with the association to replace the swing. Kim also suggested that grants may be an option. She volunteered to help out on efforts for this project.

Hannah Tweet proposed better markings and communication of the trails and parks in our neighborhood. We talked about making it part of a welcome packet and including information in the newsletter. There was discussion to put this information on the website as well.

Mick and Stacia Bird wanted to thank everyone for the support of their home while it was vacant before they purchased it. They stated that they have been taking major strides but that they appreciated the effort people put in before they moved in. Mick also indicated that he does website development and would be willing to help out on our website.

Financial Report

Amy Spanik did a brief overview of the financials for January and February.

The motion was made by Niki Warnell to impose a lien on any homeowner with \$560 in outstanding dues. Fritz Porter seconded the motion and it was passed without opposition.

Amy recommended that we define and rename our cash accounts so that they are more inline with their purpose. The suggested name was "Savings/Operations". Amy will work with Sue from Eqwest about this.

New Business

- Room Reservation: Niki will be the contact for the duty of reserving the meeting room at the Fire Station.
- Trash and Yard Debris: Nirav will contact the City and Waste Connections to notify them that he is the new point of contact for these services.
- Project List: Marie presented a proposed project list for 2010. The items on this list were added to the Action List.
- Landscaping Contract: The motion was made by Niki Warnell to have the Landscaping Committee review the services on the Acer contract and make downward recommendations and to provide those to the board for review for contract year ending 2/28/11. Fritz Porter seconded the motion. There was no opposition and the motion was passed. Additionally, we talked about releasing an RFP in the fall so that a new contract could begin on 3/1/2011.
- Legal: There was a discussion about reviewing CC&Rs and HOA Bylaws in 2010.
 - Due to the recent changes in the bylaws it was determined that the bylaws should be done this year. Marie, Amy and Nirav volunteered to review the bylaws and make recommendations to the board for changes.
 - Niki will obtain a bid from Don Grant for consolidating the multiple versions of our CC&Rs into one document so that legal review will be easier in the future.
 - Discussions were held on writing a new Collections Resolution, doing a re-write of the Architectural Committee Resolution and considering the suggestion by Don Grant to write a resolution to allow e-mail proxies in the future.
 - Discussion took place regard the need to send yearly letters to the neighbors that planted trees on the common area strip to prevent adverse possession.
- Newsletter: Marie will continue to be the newsletter editor until a new volunteer could be identified.
- Other Landscape Items:
 - A discussion was held that follow up needs to be done on the fence. 1) Letters need to be sent to homeowners on NW 37th whose landscaping has damaged the fence. 2) Determine fence repairs to be done this year.
 - Fritz Porter agreed to be the board contact for the Landscaping Committee.
 - Tree Trimming on NW 38th to meet City Code was discussed.
- UCAN: The motion was made by Amy Spanik to have Marie Page continue to be the board representative to Oak Ridge and UCAN. Niki Warnell seconded the motion and it was passed without opposition.
- Meeting was adjourned by Niki Warnell at 2:10pm

To: Holly Hills Homeowners Association

Subject: Proof of Notice of Mailing

Date: Saturday, April 10, 2010

I certify that the attached Notice of Special Meeting was mailed Monday, March 22, 2010 via first class mail to all Owners of Record as listed in our files as of that date.



Gregory J Denning
Managing Member
Designated Broker

All Owners are strongly encouraged to participate in all Holly Hills activities and in particular this Special Meeting. At this meeting, important matters will be addressed, including increasing the Board of Directors positions from three to five, and the election of a new Board of Directors.

Your Association belongs to all 238 individual homeowners. Each homeowner is invited and strongly encouraged to participate to the maximum extent he or she can, which in turn creates an Association represented by the Owners.

To: All Owners of Record
Holly Hills Estates Homeowners' Association

Subject: Special Meeting

All Owners of Holly Hills Estates Homeowner's Association are hereby notified that a Special Meeting for all Owners is called as follows:

Date: Saturday, April 10, 2010⁽¹⁾

Time: 10:00 AM - please begin arriving for registration at 9:45 AM

Place: **Camas Fire Station 42
4321 NW Parker Ave
Camas, Washington 98607**

Agenda

1. Call to Order
2. Proof of Notice of Mailing
3. Establishment of Quorum
4. Approval of Minutes of Prior Meeting (February 4, 2010)
5. Introduction of Board Members and Guests
6. New Business
 - a. Modification of Bylaws to Increase Board Members Positions to Five
 - b. Election of 2010 Board Members
7. Adjournment
8. First Quarter Meeting of the new Board of Directors

⁽¹⁾Please confirm the date at www.hollyhillshoa.com or on signs at the entry points to Holly Hills Estates.