

Holly Hills HOA Board Meeting Minutes
May 12, 2011, 7:00pm
Camas Fire Station #42, 4321 NW Parker

Attendance: Board members Niki Warnell - President, Nirav Dalal - Vice President, Lisa Algstam – Secretary, Amy Spanik – Treasurer, Shawn George - Member at Large

Meeting called to order by President Niki Warnell at 7:00pm

- I. **Call to Order:** Introduction of Board
- II. **Approval of Minutes:** Amy motioned to approve the Feb 17 and March 16th minutes including revisions noted. Niki seconded. No opposition. Motion approved
- III. **Financials Review:** We discussed late fees. Niki made a motion to allow a one-time waiver of fees (upon homeowner request) if one payment is missed. Nirav seconded. No opposition. Motion passed. All other requests for waiver of late fees and penalties must go through the board for approval
- IV. **Infraction Reports** Current infractions Homeowner complaints and remedies were discussed.
- V. **Committee Reports:**
 - a. Landscaping: Nothing new at this time. Other items will be discussed below. Niki also spoke about spring clean-up, yard debris and blackberries.
 - b. ARC Committee: No requests yet but as the weather is better they are expected to start coming in again.
- VI. **Request for Volunteers:** Newsletter Editor Nirav volunteered.
- VII. **Old Business**
 - a. Sprinkler System: Niki met with Jason of “A Cut Above” Landscaping about sprinkler repairs. Costs were discussed for a broken timer (\$160), sprinkler heads (small \$4, large \$15) and related labor (2.5 hrs @\$45 =135) . Niki made a motion to approve sprinkler repair costs up to \$350 by “A Cut Above”. Nirav seconded. No opposition. Motion passed.
 - b. Bylaws Review Status: Niki has added our comments to the drafts sent by the lawyer. She asked everyone to review and provide comments no later than Wednesday, May, 18th. She will then send to the lawyer for review.
 - c. Oakridge Landscaping Update: Landscaping has been finished and it looks great!
- VIII. **New Business:**
 - a. Landscaping Schedule: 3-4 mowings were bypassed due to inclement weather. Niki is going to speak with A Cut Above regarding credit for those items and let the board know at the August meeting.
 - b. Chips for Park Play Area: Niki called 3 companies for price quotes to cover the play area. The pros and cons of each quote were discussed. Shawn made a motion to have Best Bark Blowing blow in up to 15 yards of bark chips for not

more than \$570 (\$38 per yard) before tax. Niki seconded it. No opposition. Motioned passed.

- c. HOA Signs: A-frame style announcement boards were discussed. These would allow more flexibility than our current boards. These would be in addition to the current boards. Niki motioned to purchase one A-frame folding sign not to exceed \$150. Amy seconded. No opposition. Motioned passed.
- d. Garage Sale – Ads for the neighborhood garage sales were discussed. Niki made a motion to purchase ads in the Columbian and Post Record for the HOA garage sale cost is to be determined but not to exceed \$60. Amy seconded it. No opposition. Motion passed. Niki will get the ads placed and will also place an ad on Craigslist
- e. Summer Picnic: An email will be sent to the social committee to determine approx dates for the survey. We will then send an email survey to our neighborhood email list to determine the final date. Possibly in Aug.?
- f. Backflow Checks – Need to schedule for this summer. Amy made a motion to authorize Eqwest to have J & M Landscaping do the backflow checks for Holly Hills. Shawn seconded. No opposition. Motion passed.
- g. Fence Repairs: Pressure washing the fences on 38th is needed before we can do any repairs Lisa will find out about the mobile water tank pressure washer company she saw.
- h. Summer Newsletter: Nirav will be creating it. Ideas were discussed including bios on new board members, neighborhood picnic, reminder about paint color requests. Overview of landscaping cleanup and a review of our View Policy.
- i. Stormwater Maintenance Meeting Recap: Niki gave a brief overview of the meeting held by the City of Camas regarding maintenance of our retention areas. Cattails (a plant that is an invasive species in the pond on 38th & Endicott) were mentioned by the city as being a problem. Niki will collect bids from a few yard maintenance companies to correct this problem. Bids will be discussed at the Aug. mtg.

IX. **Open Forum**: Neighbors were given the opportunity to ask questions or discuss issues.

- a. One neighbor had questions regarding neighbors that are not maintaining their yards. Niki stated that we send out notices and fines but if it continues to be a huge problem that the City of Camas has more authority, especially if there are noxious weeds involved.

X. Niki made a motion to adjourn the meeting at 8:40. Amy seconded. No opposition. Motion passed.

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