Holly Hills Quarterly Meeting Minutes
August 11, 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 7:00 PM

I. **Call to Order**: Introduction of the Board

II. **Approval of Minutes**: Niki motioned to approve the May 12th meeting minutes Nirav seconded. No opposition. Motion approved.

III. **Financials Review:** May, June, July
   a. Delinquent Report – Lien infractions were discussed and split into three groups: recently late, one year overdue and multiple years overdue. The threshold was set at $600. Currently, two houses meet the liens requirement.

IV. **Infraction Reports** Current infractions, homeowner complaints and remedies were discussed**.**

V. **Committee Reports**:
   a. Landscaping: Sprinklers are on. Other items discussed are listed below.
   b. ARC Committee
      i. Aging Paint in HOA. Notices were sent out to homeowners. Reminder to be included in the HOA newsletter.

VI. **Request for Volunteers:** Newsletter Editor Nirav volunteered

VII. **Old Business**
   a. Sprinkler System – Review of what was done: $350 was originally quoted and approved. Work was done by the landscape company, final bill was $400. Root removal was the difference in the price Written approval obtained from all members, see attached. $50 was credited by the landscape company for mowing that was not done this spring due to rain.
   b. Park: Bark chips were laid at the play area in the park in June as approved in May meeting.
   c. Fencing on 38th: Fence repair is postponed until next year.
   d. Bylaws Review Status: The revisions are now in accordance with state law, some were adjusted to reflect that. Finalizing them so that they can be presented to the HOA. Attorney Don Grant was paid $1000 in December 2010, and an additional bill of $250 was submitted in July. The total agreed upon price is $1500. Niki motioned to approve to pay the remaining balance due when received. Amy seconded. None opposed. Motion passed.
   e. Garage Sale Recap: Great traffic. Nice weather. Advertised in the Columbian only.
   f. Summer Picnic – August 14th
      i. Budget & Shopping. Amy made a motion to reimburse expenses up to $96 as outlined in the attached. Lisa seconded. Motion approved.
      ii. BBQs –Discounted rental fee of $75 for a Traeger. Shawn motioned to rent it. Niki seconded. No opposition. Motion approved.
      iii. Schedule – Reserving the park space will be done by Shawn.
   g. Pond Tour completed by the board as the HOA was asked by the city to take action on it. Bid quoted by "A Cut Above" includes spraying and cutting berries, removing trees, spraying again, trimming by the road and hauling away. $500. We would use $400 of our credit for this. Niki made a motion to approve the work be done. Nirav seconded. None opposed. Motion approved.

VIII. **New Business**:

a. Reimbursement Request for Landscape Cleanup Donation: Niki motioned for a reimbursement from the HOA for $20 donation. Shawn 2nd it. None opposed. Motion approved.

b. Abandoned Homes Landscaping: A number of homes have lawns in violation of both HOA rules and city code. The procedure remedying this with the HOA and city was discussed. Sharing ownership information with the city was agreed upon.

c. Landscaping

   i. 2011 Needs: Niki moved to have "A Cut Above" mow the grass strips lining upper Dahlia, Amy seconded. None opposed. Motion approved. Price will be requested.

   ii. Changes for 2012 Landscape Contract – Widening the Dahlia retention pond cleanup, mow strips lining upper Dahlia monthly, and mowing trail strips along the creek monthly. We will also ask about mowing more area around the creek. Request will be made for pricing on these items for 2012.

   iii. Endicott Pond: Removing the cattails 2x a year. Niki moved to have "A Cut Above" do the cattail removal for $600 Nirav seconded. None opposed. Motion approved. Requesting the company do it for 2012 as well.

d. Warnell/Management Company Relationship: Niki stated she is moving out of the neighborhood and Eqwest is managing her house as a rental. Standard terms and conditions. Info was made this public to avoid conflict of interest.

e. Holly Hills HOA Sign: Custodianship needs to be moved. Please take into consideration. No commitment needed right now.

f. Reserve Study Law: New Law Effective 1/2012 requiring HOA have reserves to take care of items such as fallen tree removal etc. Looking for clarification from Eqwest on this. Need to know what we need to do to meet compliance.

IX. **Open Forum**: Neighbors were given the opportunity to ask questions or discuss issues. Tentative Date for next meeting is November 17th.

X. **Adjournment: Niki moved to adjourn at 8:36pm. Nirav seconded. None opposed. Motion passed.**