

**Holly Hills Homeowner's Association Annual Meeting  
February 1, 2007, 7:00 PM at the Camas Fire Station #42**

**Board Members Present: Marie Page, Lara Harker, Carmella Weis, Chris Coers  
Guest: Kane Thomas, The Management Group (TMG) Vancouver, WA**

**I. Call to Order. 7:10 PM**

**II. Introduction.**

Marie welcomed all who were in attendance and recognized Carmella Weis who brought refreshments.

**III. Establishment of Quorum.**

It was noted that a quorum of 20% or 48 households were not present..

**IV. Approval of Minutes.**

Marie asked for changes to last year's minutes. However, Kane noted that a lack of a quorum meant the minutes could not be approved. Instead, Marie and Chris read last year's minutes as a review.

Kane further explained the difference in the annual and quarterly meetings in regards to a Board vs. Membership Quorum. He noted a change in the quorum percentage would require a 67% vote by homeowners to change the CC & Rs.

**V. Reports.**

***A. President's Report.***

Marie reviewed some of the year's activities.

*Accomplishments* included revamping landscape maintenance plans to include previously unknown areas as well as a detailed schedule of when different areas should be maintained. After three bids, Frontier Landscaping was chosen. And in January, trees were removed at a cost of \$3000.

Thanks was given to David Lampe who helped the Board move reserve funds to interest bearing accounts.

Other accomplishments included the pressure washing and staining of the fence along NW 38<sup>th</sup> and the construction of a bridge in late fall. Thanks given to neighbors who provided water and power, Jonathon Varnell who was hired for the fence project and saved us about \$1800, and the Eagle Scouts who saved us approximately \$1000 on the bridge. She noted the success of the Eagle Scout Bridge project which consisted of the

construction of a bridge made of concrete footings and gravel and costing only \$500 with lumber donated. A “Thank You” card was passed around to homeowners for the Eagle Scout who spearheaded the project.

In regards to Retention areas – after waiting for weeks and weeks to have the City evaluate what we needed to do, they were finally cleaned out. However, there is still some work left to do on the area off of NW Dahlia Dr. The city must confirm the drains are clear first. Marie explained that the fence and retention area costs over the past year have kept us from other “to do items.”

Marie talked about *things we hoped to do*, but weren’t able to manage. Items not completed include a tetherball addition to park, swings for teens and adults, a rebounding board and a Reserve Study.

Finally, Marie listed items *planned for 2007* including the removal of a rotten tree behind the sign in the park, the completion of cleaning and staining the fence from the corner of NW 38<sup>th</sup> up Astor, the replacement of a tree on NW 38<sup>th</sup>, topping off bark along the fence on NW 38<sup>th</sup>, pressure-washing the court in the park as well as the front sign and stucco repainting, trying to solve the drainage problem on NW 29<sup>th</sup>, reconsidering the swings for the park and looking to improve the name on the entrance sign and redo landscaping.

**Fritz Porter** volunteered to pressure-wash the fence. Marie cautioned that work such as taking down trees was not feasible due to liability concerns. However, Kane added that pressure-washing, spreading bark dust, etc. could be done by residents with gift cards given to volunteers.

Lara continued by suggesting a Spring Work Day.

Alicia King wondered if more notice could be given with regards to a raise in homeowner rates such as a “star” at the bottom of the bill. Marie commented the last raise in rates was the first to go up the limit of 10%.

### ***B. Treasurer’s Report***

Lara covered the Treasurer’s Report including the 2006 Budget as follows:

**Total Revenues** stood at \$49,807.

**Expenses** included Fence Repair at \$3025.78; Landscaping/Maintenance at \$6513.63 including a bridge replacement in the park for \$500.00, tree removal in early spring at \$3,200, and fence repair at a cost of \$2,500 (maintenance); Sprinkler Repair at \$1137; and Contingencies including a raffle for free dues.

**Operating Expenses** stood at \$15,356.62 and consisted of legal expenses involving the costs for liens; Office Supplies including postage for billing charged by TMG; newsletter costs; and an annual function expense in the use of a banner.

Kane noted the reserves on the balance sheet.

Lara noted the transfer of \$10,000 to a new CD. The Total Reserves at the end of 2006 is \$12,088 of which \$10,000 was put into a 15 mo. CD earning 5.0% interest with the remaining \$2088 being swept into a money market fund. The Reserve fund is used for long term replacement / repairs.

The 2007 Operating Budget consists of \$50,456 est. at \$53 / qtr dues. An increase of \$2000.00 is budgeted for landscaping.

Kane said a new playground may be considered as a capital improvement and the costs taken out of the reserves if the Board votes in favor of it.

Lara mentioned that the only big trees left that we need to pay to get removed are near LaCamas Swim & Sport. Frontier has agreed to remove the saplings. Marie noted that when Frontier is finished, the city needs to recheck to see what still needs to be removed.

Margaret Tweet has met with the City and Sunshine Tree Service and noted the need to remove the bigger trees. S.T.S. marked those trees that were to stay within the retention area and provided an estimate of \$1000 to remove trees mainly by the Swim & Sport Club as well as a couple others not scheduled to come out. This estimate includes both chipping and removal.

Kane responded that a copy of the bid by Sunshine Tree Service which he considers a reputable company, be left with the board for review and approval with 2 votes needed for approval.

### **C. Committee Reports.**

Marie opened the floor for voting on the new committee members and recognized existing committee members:

**Architectural-Bob Evans**

**Landscaping-Margaret Tweet**

**Various Projects-Fritz Porter**

**Newsletter-Brett Opegaard**

**Website-Michael Rush**

Marie asked for nominations and noted that **Rodney Riley** had requested to be a Board Member (Not Present). His Bio was circulated.

**Beth Faulkner** volunteered for Treasurer and as head of the Traffic Committee.

The Board has decided that outgoing President **Marie Page** continue to represent the Board at UCAN meetings.

**Heidi Layne, 2928 NW Pacific Rim Dr., Phone 834-3951**, volunteered for the Speed Committee.

**Alicia King** volunteered as new editor of the newsletter. Marie noted that former editor Brett Opegaard has volunteered to help the new editor get started. Alicia advised it would be nice to have one person for the newsletter and one person in charge of the advertising. Kane said TMG would print the newsletter. Email it to TMG.

Landscaping Committee chair Marie Page welcomed new member **Sandra Lane?**

Social Committee chair Carmella Weis took suggestions for a time for this year's picnic. Marie suggested July. Alicia King further suggested an event in December with the possibility of using the Camas Community Center. Lara suggested an Easter Egg Hunt in the Spring.

Marie asked for volunteers to help Michael Rush with the website. No volunteers noted.

Marie asked for volunteers for the View Control Committee. **Heidi Layne** volunteered. Kane mentioned that view problems should first try to be solved between neighbors. If that doesn't work, the HHHOA can step in. Marie further noted that the CC&Rs give guidelines regarding view control. A new resident may have the right to have a neighbor's longstanding tree removed under certain conditions, as an example.

There were no volunteers for the CC & R Committee.

## **VI. New Business**

Marie discussed the 2008 Calendar.

There was discussion about changing the time of the annual meeting to the fall. However, Lara had reservations due to the time needed for budget prep. Also, Marie noted that if people come to the November meeting, people can see what the Board is working on including discussion of the budget.

The Board of Director's '07 Meeting Schedule is as follows: First Thursday of each Quarter—May 3, August 2, and November 1.

## **VII. Homeowner Input**

**Heidi Layne** has an issue with a neighbor's water draining in her yard. Marie stated the pipe responsible for the drainage doesn't meet city code but is not a HHOA responsibility. Tammy Strunk with the Camas Police Dept may be able to help her.

**Bob Page** asked what it would take to get the Holly Hills Park Sign at the back of the park removed.

A drawing for the free Qtr Dues was held. Winners included:

**Bob Evans 2918 NW Pacific Rim Dr.**  
**Forsythe (Tony) Bacon – 2523 NW 32<sup>nd</sup> Ave**  
**Alicia King-3457 NW Endicott St**  
**Deborah Alexander**  
**Fritz Porter**

**VIII. Motion to adjourn meeting at 8:45 PM. 1<sup>st</sup> Lara Harker, 2<sup>nd</sup> Deborah Alexander 2705 NW 37<sup>th</sup> Ave. Motion approved.**