Holly Heights Homeowner's Association

Annual Meeting

6/14/2025 – 9:00 AM-10:20 AM

Attending in Person: Andy Singer (Lots 17/18 & 4783), Kenia & Jared Goodman (Lots 13/14 & 4789), Shannon & Mark Farrier (4849), Maryann & Ken Potter (4839), Lynn & Dennis Maloney (4829), LoreLei Reid (4823), Rhonda & Ron Walker (4813)

Zoom in Connection: Amy Sands (4819), Marti Frank (4809)

Proxies: Shelia Burke (4843), Dale Westrom (4859), Brady Duncan (4803)

Not in attendance or represented: Craig Nevin (L19AP1 / L19AP2 / L19AP3), Sale (L19B), Olsen/Davies(L20).

Based on this participation, a quorum of more than 35% was established. 74% of the members were either present or represented by proxy.

Following a short potluck, including introductions, the following items were presented and discussed:

The meeting was called to order by President Shannon Farrier Notice of the meeting was mailed and emailed to all owners on 5/23/2025

1. Secretary’s Report
   1. The 2024 HOA minutes were presented
   2. The 2024 HOA minutes were approved
2. Treasurers Report
   1. Current Status – Our income and expenses are pacing close to budget and our delinquency problem was resolved through the owner’s sale of the property.
   2. Reserve Balances projected at 6/30/2025
      1. Holly Heights Ave – Private Road $5648.42 (Paid into by all owners except lot 20 at a rate of $90/biannually). These funds are held in reserve for the purpose of resealing the road every 5-6 years. The road was last resealed in August 2024 at a cost of $16,100 by Olson’s.
      2. Roof $0 In the past, Lots 3-12, structures with a shared roof, paid into this reserve at a rate of $340/biannually. The roofs were all completed by June 2024 and payments into the reserve were suspended temporarily for a year or more, until homeowners agree to restart the reserve. In the past, the goal was to have 50-75% of the funds available at the time a new roof was required.
      3. Paint $16,739.50 (Paid into by all structure owners Lots 3-12 plus 1/2, 15, and 16 at a rate of $175/biannually)

$2,018 (lot 1/2 paint is original 2019)

$14,021.50 (lots 3-12 last painted August 2021 at a cost of $25,500 by Nick Peterson)

$350 (lot 15 last painted 2024)

$350 (lot 16 last painted 2024)

* 1. Dues as billed 7/1/2024
     1. Vacant Lots $740 ($650 operating, $90 road reserve) 6 billed lots
     2. Stand Alone Structures $915 ($650 operating, $90 road reserve, $175 paint reserve) 3 billed lots
     3. Townhouses $915 ($650 operating, $90 road reserve, $175 paint reserve, $0 roof reserve) 10 billed lots
     4. Lot 20 ($197 portion of the operating) This lot has no access to the road or common area.

1. The 2025-26 Budget as presented by President Shannon Farrier is $22,570. This is $2,133 less than the 2024-2025 Year Budget and is mainly due to less legal fees.
2. Unfinished/New Business:
   1. Maintenance
      1. Update on road maintenance contract and introduction of new owners of Holly Heights Road. (Shannon) The HOA maintains a yearly maintenance contract paid out of the general operations for the removal of debris, cleaning of gutters, and spraying and removal of weed and shrubs. Eric and Theresa Ewing are the owners of said private road and they both attended the meeting. They informed the members that some trimming of the laurels is planned today. Further, the owners have indicated their intent to take back over the contracting and maintenance themselves and bill the HOA and others with road access for the work. The HOA will continue to include cost estimates in the dues for road maintenance.
      2. Update on sprinkler system and timers (Shannon) Sprinklers are on and running. Time of day to be moved to evening for longer and deeper penetration. The landscapers, LARS will take over sprinkler repairs. They have inspected current issues and will address repairs of those and any new issues as we identify them. Couple of new timers ordered and a couple units may have pressure issues that need a plumber to address. Those owners will be contacted if necessary.
      3. Trimming of shrubs and trees around perimeter of Common Area tract A, possibly plant additional foliage, and alders that need to be topped in tract B.

A 3-person advisory team for tree/shrub trimming, cutting and/or removal was formed to include Committee volunteers Rhonda Walker (4813), Maryann Potter (4839), Amy Sands (4819). Additionally, the board approved proceeding with cleanup on the northwest commons area near Westrom’s to the ridge of the hill for approximately $640. The board also approved to complete the clean up around the shrubs and trees at the northeast end (from Duncans to the edge of where the last trimming was completed in 2024). Total cost of both not to exceed the $1,200 total in the budget.

* 1. Discuss terms on statements and late fees

Discussed discounting general fund $25. Several members thought building up the reserves one more year more important than the small reduction. Discussion moved to consideration of a discount of 4% on only the general fund for payment in 45 days. Two payment types were agreed. Payment in full within 45 days and monthly equal installments over the 6 month period without a discount.

* 1. Revisit roof reserves.

Group feels having the reserve is important and it was beneficial. Most would like to wait another year to reinstate as the roofs should last 30 yrs.

* 1. Garage doors

Discussion on rusting and possible need to replace. Was deferred to the future as cost and style information needed.

* 1. Street lights

Discussion on possibly adding some street lights for safety with the large ditches and narrowing driveways at the street end. Was deferred to the future to investigate solar, styles and night sky concerns

1. Other Business (open to all)- No new business
2. Old Business: Because of last year's updated CCR’s, laws are now available to be enforced with regard to collection.
3. Board Action
   1. Approve Annual Budget
      1. Motion made by LoreLei Reid to approve Annual Budget as submitted for $22,570
      2. Motion was seconded by Jared Goodman.
      3. Motion passed unanimously.

(See attached Budget Resolution)

* 1. Approve Annual Dues, Method of Payment and Discount for full payment
     1. Motion made by Ken Potter to approve two payment types (full payment in 45 days or monthly installments) and to keep dues the same as 2024-2025.
     2. Motion was seconded by Ron Walker
     3. Motion passed unanimously

(See attached Assessment Resolution)

* 1. Approve Annual Fee/Fine Schedules
     1. Motion made by Jared Goodman to approve the Annual Fee/Fine Schedule as presented.
     2. Motion seconded by Ken Potter
     3. Motion passed unanimously.

(Schedule of Fees and Fines is posted on the website)

1. Election/appointment of Board Members
   1. Two board members terms expired – Shannon Farrier and Ron Walker.
   2. No other candidates stepped forward to replace Shannon Farrier and she accepted another term as unanimously voted by the members.
   3. No other candidates stepped forward to replace Ron Walker and he accepted another term as unanimously voted by the members.
2. Appointment of board officers via majority vote of Board (President, Treasurer, and Secretary)

Shannon Farrier to continue as President, LoreLei Reid to continue as Treasurer and Ron Walker to be the Secretary. Ken Potter and Jared Goodman remain on the board. Terms for Jared Goodman and Ken Potter expire in 2026.

1. Meeting was adjourned at 10:20 AM