

OCHL - 12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S & OFFICER'S MEETING

OFFICERS & BOARD MEMBERS: Phil Falk, President, Dennis Hutton, Vice-President, Joseph Kunthara, Treasurer, David Baker, Secretary, Mike Richardson, Member-at- Large

Special Meeting December 18, 2017

ATTENDEES: Phil Falk, Mike Richardson, Dave Baker, Dennis Hutton, Tom Deacon

1. Meeting was called to order by Falk at 4:30 PM at the Baker residence.
2. Hutton made a motion to remove from future budgets an ongoing \$5,000 item that was intended to cover the cost of removing/trimming trees under the HOA's View Protection CC&R. Richardson seconded the motion. It was passed by voice vote. It was felt that the \$8,824 now in the 2018 budget would cover all tree removals including those uniquely under the View Protection CC&R.
3. ACC Report: Deacon explained the 2018 proposed ACC Budget, copy attached, including the one time cost amount of \$54,047 covering the Stormwater Control Project and the Playground Refurbishing item. After discussion, including the point that a savings of roughly \$8,000 could be achieved by combining the two phases of the Stormwater project, Richardson made a motion to approve the proposed Budget. Hutton seconded the motion. It was approved by voice vote. These numbers to be passed on to our Treasurer for including in material for our Annual Meeting.
4. Meeting adjourned at 5:10 PM.
5. Submitted by David Baker

## ACC 2018 Budget (Final Document)

### Landscape Maintenance

		tax	w/tax
General Maintenance Agreement	\$20,160	\$2,076	\$22,236
Maintenance Agreement One Clubhouse	5,840	602	6,442
Miscellaneous (electrical, irrigation repairs, plantings)	2,000	155	2,155

Total Landscape Maintenance \$30,833

### Open Space

Swales & Bio Pond Clean-out	\$2,400	\$247	\$2,647
Bio Pond Catch Basins Pump-out	2,500	258	2,758
Trails (surface maintenance, small culverts)	2,500	258	2,758
Tree Removals/Trimming (removal or trimming of dead/dangerous or downed trees, including required replanting and view protection)	8,000	824	8,824
Noxious Weed Control	750	77	827

Sub Total Open Space (recurring costs) \$17,814

Playground Equipment (refinishing and repair)	5,000	515	5,515
Stormwater Control Project	44,000	4,532	48,532

Sub Total Open Space (one time costs) \$54,047

Total Open Space \$71,861

GRAND TOTAL \$102,694

Note: These numbers do not reflect Windward Bluff and OCHL-South Reimbursements. The tax is 10.3.

Note: Grand Total (\$102,196) excluding one time items (\$54,047) is \$48,647