

OCHL - 12 HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTOR'S & OFFICER'S MEETING

OFFICERS & BOARD MEMBERS: Kellie Coffey, President, Charles Desilets, Vice-President, Joseph Kunthara, Treasurer, David Baker, Secretary, Mike Richardson, Member-at-Large

September 10, 2019 Meeting Minutes

Attendees: Kellie Coffey, Charles Desilets, David Baker, Michael McMillan, Dennis Hutton, Dani Folsom

1. Meeting called to order by Coffey at 7:25 PM in the large meeting room at City Hall. A quorum (3) was present.
2. Update on websites: (a) McMillan reported he now had access to both the current and proposed websites but that his updates on email addressing, minutes, applications, etc., were being reversed and that he would be working with GoDaddy to fix that problem, (b) the document updates for the application for improvements and the realtor page are completed, (c) he needed EIN number for GoDaddy, which Kunthara gave him, (d) he has determined that we can archive the current website which allows us to keep historical information, legal opinions, etc., (e) he has received some pre-paid training from GoDaddy. There was discussion that more training may be necessary and there was a motion by Baker, seconded by Desilets that McMillan be authorized to contract for additional training. This motion was passed.
3. ACC Report: (a) Email to membership regarding waste cans was discussed. In general it was noted that there had been some improvement in homeowners storing waste containers out of street view. Follow-up steps being considered by the ACC ranged from a face to face visit to attaching a sticker on cans still in view, (b) regarding landscape & paint cc&r violations, Baker reported he sent seven informal emails to the more egregious of the chipped/fading paint violators and received three replies in which the homeowner had committed to taking corrective steps. A follow-up more formal email or visit is planned and an initial informal email to other homeowners with landscape/paint issues will be sent out, (c) Regarding Clubhouse Lane entrance landscape/lighting issues Baker reported the middle island shrub regrowth is good and that he has arranged for the electrical company Buchan uses in their new developments to meet with us on site to determine if a plan to upgrade the lighting infrastructure to improve illumination and minimize outages is feasible. Folsom reported that there has been no recent meetings with or by South on this issue, (d) Open Space, the city has yet to respond with any final detail on a resolution of the stop work order. Baker has asked our consultant, Wetland Resources, to arrange an on site meeting with the city within the next two weeks in order to show the city the considerable regrowth that has occurred and to see if we can get an agreement on corrective steps that will allow us to move forward to resolve the problem, Baker advised that an addendum to our Monarch Landscape contract had not been formally approved by the Board. Baker made a motion, seconded by Desilets, that the addendum be approved. The motion passed. Baker to sign and return copy to Monarch. (e) Update on view protection-resolution with golf course. No further word from the golf course on following up to take down the trees they had agreed to remove. It was decided that Coffey and Folsom would arrange to take a group of the affected homeowners up to the golf course to meet with Todd Ormsby, the General Manager, to make a last effort to convince them to honor their contract before we take any future legal and/or public actions. (f) Rystrom has secured two bids for cleaning the monuments. Because he was not able to be present to provide the Board the detail of those bids, Baker will send out

an email to the ACC/Board showing the detail.

4. Secretary's Report: July 2019 Board minutes were approved on motions by Desilets and Baker.
5. Treasurer's Report - Kunthara: (a) Account balances as of 8/31/2019, \$53,057.27 in general account, \$10,042.76 in a money market and \$\$101,766.93 in CD's. (b) Only one has not paid their annual dues. Coffey is working with the mortgage company to secure payment. (c) The lien at 6111 Bayview has been satisfied and removed.
6. New Treasurer Search: Coffey has identified a candidate that has expressed a willingness to take this position. Coffey will arrange a meeting the end of September for the Board to meet this individual. Kunthara has agreed to stay on until the end of this year in order to make a good transition.
7. Other: There was discussion regarding the need for the HOA to seek out candidates that would be willing to come into our organization due to an anticipated turnover in both Board and ACC positions in the next year.
8. Meeting adjourned at 8:45 PM
9. Submitted by Dave Baker