

## OCHL - 12 HOMEOWNER'S ASSOCIATION

### BOARD OF DIRECTOR'S & OFFICER'S MEETING

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

June 2, 2020 Meeting Minutes

Attendees: Kellie Coffey, Mike Richardson, David Baker, Brigitte Santossuosso, Dennis Hutton, Larry Johnson, Dani Folsom, Joe Rystrom

1. This ZOOM meeting was called to order by Coffey at 6:54 PM. A quorum (4) was present.
2. New Website - There were no comments/feedback regarding suggested improvements or concerns regarding the website at this point. Baker advised that he had sent to McMillan the missing Board minutes for Oct/Nov 2019 and Jan/Feb/Mar 2020. Coffey commented that having the minutes for the last three annual meetings on the website would provide members a good overview of the HOA activities. Baker to send those to McMillan.
3. Secretary's Report: The May, 2020 Board meeting minutes were unanimously approved on motions by Coffey and Richardson. Baker reported no progress on a new email system.
4. ACC Report: (a) Baker advised the Spring Letter had been mailed and several acknowledged it had been received. There was discussion that this letter was not in the same vein as previous Spring Clean-Up letters but more as an update as to what the HOA has been doing/accomplishing. This broader approach was unanimously supported. (b) The ACC recommended approval of an additional irrigation repair by Monarch covering the St Andrews Drive entrance area in the amount of \$750. Two other area bids by Monarch were previously approved. Baker made a motion to approve this expenditure seconded by Richardson, which was approved by the Board. (c) In regard to the Stop Work Order Baker advised that the city and the state forest service had approved Wetland Resources' revised mitigation plan with some minor revisions to the planting requirements. The removal of the two bridges and the angular rock lining the channel were now not going to be required. (d) Baker advised that the ACC would conduct another survey to identify homeowners in violation of Lot/Home maintenance covenants for the purpose of an informal email approach to those homeowners for making the necessary repairs. The completed list to be reviewed by the Board. (e) Baker reported the ACC was recommending we seek legal advice as to how to approach homeowners that were in violation of covenants related to expensive remedies such as painting a home and/or re-roofing. The Board approved Baker and Coffey to contact our attorney for their input.
5. Treasurer's Report: (a) Santossuosso reported three homeowners have not paid 2020 dues. (b) A review of our financials was provided. It should be noted that specific checking and other account dollar amounts will no longer be published in our minutes but available to members upon their request. (c) Billing South and Windward Bluff for shared expenses is planned to be completed in the next few weeks. (d) Baker to provide Santossuosso with the access to the "old" website for the purpose of using the search function there that is not now available on our new website. (e) A delinquent report notice received related to our State non-profit incorporation. This to be completed by Brigitte.
6. Meeting was adjourned at 7:18 PM
7. Submitted by Dave Baker