

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

August 4, 2020 Meeting Minutes

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

1. This ZOOM combined ACC/Board meeting was called to order by Coffey at 6:03 PM. A quorum (4) was present.
2. Secretary's Report: The July, 2020 Board meeting minutes were unanimously approved on motions by Coffey and Santosuosso. Coffey and Baker updated the Board on their two conversations with Kevin Britt, our attorney. Britt agreed that our planned approach to use the HOA fine schedule to gain cooperation from those homeowners with roofs and paint violations to correct those violations and/or provide a time-table for correction. These are expensive fixes, particularly roof replacements and while we are obligated to enforce HOA covenants we want to be reasonable in our approach taking into consideration current Covid 19 circumstances. There was a second opinion from Britt related to a previously approved application for a covered backyard deck. This addition would have partially blocked a neighbor's protected view for which the neighbor had given their approval. Our initial approval was predicated on this neighbor's waiving their right to the protected view. Britt had subsequently advised us that view protection rights go with the land and that a future owner of that property could ask for that view to be returned, therefore we rescinded our approval. The applicant appealed and it was determined by Britt that the percent of blockage was within our guidelines to warrant approval. The application was then approved.
3. ACC Report: Baker advised that the ACC had no new requests for funding nor needed any board approval of any new planned initiatives. He did report that the initial round of notifying members of lot maintenance violations was complete as far as the most serious violations and that the response had been positive.
5. Treasurer's Report: (a) Santossuosso reported one homeowner has not paid 2020 dues. Coffey to follow up with this homeowner. (b) A review of our financials was provided and can be made available to members upon their request.
6. New Business: The annual volunteer recognition event was discussed and it was agreed that current Covid 19 circumstances warrant it being officially cancelled for this year.
7. Meeting was adjourned at 6:52 PM
8. Submitted by Dave Baker