

OCHL –12 HOMEOWNERS ASSOCIATION BOARD  
OF DIRECTORS AND OFFICERS MEETING

OFFICERS & BOARD MEMBERS: Kellie Coffey; President, Joe Rystrom; Vice President, MaryLynn Birney; Treasurer, Dani Folsom; Secretary, Mike Richardson; Member-At-Large

MARCH 1, 2022, BOARD MEETING MINUTES

Attendees: Kellie Coffey, Dani Folsom, Joe Rystrom, MaryLynn Birney

1. This ZOOM board meeting was called to order by Coffey at 7:04 p.m. A board quorum was present.
2. Secretary's report: No report to discuss.
3. February Board Meeting Minutes were approved on a motion by Coffey and seconded by Birney.
4. ACC Report: (a) Window Policy: A new window policy has been drafted and is being routed for updates. A homeowner recently installed new windows throughout his home without pursuing ACC approval. This homeowner introduced windows with black framing and grids and was reported by an upset homeowner living in that area. The new policy will allow replacement of similar windows. Any deviation will require ACC approval. (b) Bio Filtration Pond Silt Removal: Mike McMillan has offered to manage this project and other open outdoor projects (trails, etc.) on behalf of the ACC. Bodine Construction will be attending a future ACC meeting to discuss its July/August contracted activities and to provide an overview of this stream and pond area.
5. Treasurer's Report:
  - (a) Still awaiting Dues payments from twelve homeowners.
  - (b) MaryLynn will call Annette with Compass Accounting to initiate a formal audit.
  - (c) Balances in bank accounts:
    - Checking \$79,410.93
    - Rainy Day \$100,109.87
6. New Business:
  - (a) The board unanimously appointed Phil Falk to the ACC. (b) The board also approved a "Welcome" letter drafted by MaryLynn Birney, to be sent by the treasurer to new homeowners. c) Solar Policy: The board unanimously voted to approve the Solar policy (via email vote). (e) UPDATE Violation: Application for Approval of Improvement: homeowner at 6138 Bayview Dr. installed several solar panels bypassing the necessary application for HOA review was completed. The HOA received six formal written complaints by neighbors. Additionally, several email and voicemail complaints objecting to the solar panels were received. A letter (approved by majority vote) will be sent to the homeowner by mail and by email in April and will address any non-compliance to the

new Solar Panel Policy. (f) Annual Meeting: the decision was made to wait until September to hold an annual meeting. City Hall is not yet open for groups to reserve their rooms for meetings. We also have several individuals in new assignments.

7. Meeting adjourned at 8:20 p.m.

8. Submitted by Dani Folsom