

# OCHL - 12 HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MINUTES

July 6, 2022

Via Zoom Meeting

**Board Officers:** Dani Folsom, President, Joe Rystrom, Vice President, MaryLynn Birney, Treasurer, OPEN, Secretary, OPEN, Member-at-Large

**Attendees:** Dani Folsom, MaryLynn Birney, Joe Rystrom, Dennis Hutton, David Baker, LeRoy McNulty, Michael McMillan

1. Meeting called to order at 7:00 PM by Folsom.
2. Decision was made to move all ACC and Board meetings to the first Wednesday of each month to avoid further conflict with finding a common meeting location and to support other members who had conflicts with meeting on Tuesdays.
2. Mike Richardson has missed 8 Board meetings in the last 9 months. Per Article VIII Powers and Duties of the Board of Directors, Section 1: Powers, by vote of the majority of the Board Mike Richardson was removed as an active Board member to ensure we adhere to the same process that we would need to with any other Board member. Mike was invited to reconsider rejoining the Board once his work commitments allowed greater participation.
3. A search was conducted for a missing HOA laptop used by past Treasurers. After checking with prior treasurers and Kellie Coffey, it was determined that the laptop was donated since no current board member had a need for using it.
4. Folsom said Rose Hill and the City Hall are the current locations for consideration for the annual HOA meeting. Rose Hill will start accepting reservations on July 20<sup>th</sup>. Folsom will view rooms suitable for this meeting prior to making any reservations. Costs are \$50-\$70 an hour depending on the size of the room. City Hall is not taking reservations but said to try later in July or early August. The annual meeting would not be unsimilar to years past, but more formal. Joe Marine is scheduled to be our guest speaker.
4. ACC Updates: The landscaping issue with the home on 59<sup>th</sup> has been resolved. The homeowner has stated that work will begin in a couple of weeks. The solar panel letter from the homeowner on Bayview Drive is under review with the HOA attorney. We expect to send out a response within the next couple of weeks. This delay is affected by the attorney who will be out of the office for several days this month.

Mike M. will take pictures of the gravel on the forest paths to share with the City to determine where we can add gravel to level off parts of the path.

We received a bid from Eco Trees to remove 9 trees on St. Andrews Drive for \$16,000. Total Trees quoted on the same trees, plus several more as well as one further down on St. Andrews Drive and two-one uprooted and one that was dead at the base for under \$3.7K. The bid was given to Total Trees. Matt Nienhuis at City Hall confirmed that vandalized trees on St. Andrews Drive were on HOA property.

5. Folsom said the OCHL-12 website would be going through a refresh with a better design and to better organize the information by subject material. Birney volunteered to take the lead on this.

6. Birney presented Treasurer's report. She is in the process of scheduling an audit and it is challenging to connect with an accountant who is interested in the work. Other accountants may be interviewed to provide this audit. The number of delinquent dues has been reduced to two.

6. New Business: Per Folsom, the Board had been considering outsourcing some services to a management company which would have been limited to support with CC&R infractions. The number and complexity of these infractions has been increasing. In the interim, we will pursue using a standard letter format that indicates the time allowed to correct the infraction and the fee that will be assessed if the infraction is not corrected by the allowed time (for most infractions this will be 15 days).

7. Meeting adjourned at 7:38PM by Folsom.

8. Meeting notes by Joe Rystrom. Please note that information was added for any Board emails with Board business during the period from the last board meeting to this one.