

OCHL - 12 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS & OFFICERS MEETING MINUTES

Officers and Board Members: Dani Folsom, President; Joe Rystrom, Vice President; MaryLynn Birney, Treasurer; OPEN, Secretary; OPEN, Member-At-Large.

Thursday, December 8, 2022

Via Zoom

Board Members in Attendance: MaryLynn Birney, Dani Folsom, Joe Rystrom.

Others in Attendance: Michael McMillan

Meeting called to order at 7:26 PM by President Folsom

Note: The meeting time was reduced for the ACC and Board in December since we picked December 8 as our 2nd HOA meeting to meet the quorum requirements (to have a second HOA meeting). In November, we solicited for ballot pick-ups from HOA owners that had previously not submitted a ballot to increase the quorum requirement (by proxy). We exceeded the quorum count required to pass all CC&R Amendments and to keep the current Board in place for another three years.

OLD BUSINESS

1. 2022 Annual Meeting

Meeting went very well and a lot of positive feedback. We had a record attendance due to concerted efforts, reminders, word of mouth and banners at monuments for the first time.

2018 - 19 HOA members were in attendance

2019 - 26 HOA members were in attendance

2020 - 29 HOA members were in attendance

2022 - 47 HOA members were in attendance

A quorum, however, was not met. Discussion led by Folsom, to have a second meeting and an additional opportunity for members to participate in the HOA election, in accordance with the bylaws. Ballots will be distributed prior to for those unable to attend this second meeting. TBD meeting date and location.

One Board position is still unfilled.

UPDATE 11/23/2022: Email sent to homeowners on election update, and needing to convene a second annual meeting on Dec 8, 2022 at 7 PM.

UPDATE: A quorum has been met per the bylaws, with a second round of ballots going out to those homeowners that didn't vote, and a sufficient number of ballots received. Results will be sent out in January 2023 in an email to membership. The second annual meeting was scheduled concurrent with this regular board meeting. Although there was one RSVP, no members were present at second annual meeting.

Election Results:

Board Members

MaryLynn Birney

Dani Folsom

Ahmed (Ash) Hussain

Joe Rystrom

Policy Changes

Expand ACC to 7 members - *passed*

Prohibit Accessory Dwelling Units (ADUs) - *passed*

Process for Plan Submission - *passed*

Windows Policy - *passed*

Solar Policy - *passed*

STATUS: CLOSED

2. Monarch Update (landscaping vendor)

Due to a good faith discussion with Monarch and the commitment to replace plants and lawn repair, Treasurer will release payments through October. November/December payment will be held until work is completed to Board's satisfaction.

Discussed offering a 4 month extension to Monarch to provide more time manage the replanting of the arborvitae and grass.

STATUS: OPEN

UPDATE: Treasurer to continue to hold back two months of payments until all plant/lawn restoration due to summer irrigation issues are satisfactorily completed, which was communicated to Zac / Monarch and Monarch billing office.

3. Volunteer Appreciation Day

Discussion led by Folsom; to be pushed back to warmer spring weather.

STATUS: OPEN

COMMITTEE REPORTS

TREASURER'S REPORT

Financial statements were provided to the Board members.

Progress is being made with HOA audit, with Annette at Compass Accounting.

UPDATE: Treasurer to continue to hold back two months of payments until all plant/lawn restoration due to summer irrigation issues are satisfactorily completed, which was communicated to Zac / Monarch and Monarch billing office.

Meeting adjourned at 7:50 PM by President Folsom.

Prepared by Joe Rystrom. Note that information was added for any Board emails with Board business during the period from the last board meeting to this one.