

OCHL - 12 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS & OFFICERS MEETING MINUTES

Officers and Board Members: Dani Folsom, President; Joe Rystrom, Vice President; MaryLynn Birney, Treasurer; Ahmed ASH Hussain, Secretary; Carol Tendo, Member-At-Large.

Wednesday, March 6, 2024

Board Members in Attendance: MaryLynn Birney, Dani Folsom, Ahmed ASH Hussain, Carol Tendo.

Others in Attendance: Sonu Lamba, Michael McMillan and Mark Powers

Meeting called to order at 7:00 PM by President Folsom

Approval of Minutes: Board Minutes for February 7, 2024 are APPROVED.

OLD BUSINESS:

1. Solar Issue

04/18/2023 Board voted to approve to send McNulty fine imposition 30-day notice to submit an ACC application in accordance with HOA solar panel policy in order to avoid the imposition of fines and other action. The 30-day notice will go out via first class, as well as a separate certified mail.

02/07/2024 Solar arbitration case is still pending. Date for the arbitration to be determined.

STATUS: OPEN

2. Alderwood Property Management - Covenant Enforcement

01/03/2024 The Architectural Control Committee has submitted a proposal to retain Alderwood Property Management to perform quarterly covenant enforcement review of the member properties due to an increased amount of member indifference and not following the CC&Rs. This will focus on, but not limited to, improperly stored bins (recycle, trash, green); yard maintenance (weeds/leaves in beds, beds not adequately defined, grass/weeds in sidewalk joints, overgrown landscaping, dead/dying lawns, shrubbery, trees); holiday lights and other seasonal decorations not timely removed after a holiday; debris/junk/garbage in yard, driveway. The Board approves of this ACC initiative to improve the neighborhood esthetic and to proceed with a 1-year agreement with Alderwood Property Management, at \$600/quarter, \$2,400/year.

02/07/2024 Discussed the APMI proposal and voted and APPROVED via email in January 2024. The APMI fee is \$600/quarter (\$2,400 per year). This includes a quarterly review of the homeowners CC&Rs

and any violations will be forwarded to the HOA ACC with objective evidence. This removes any personal involvement in bringing up violations. Garbage can violations were discussed as they continue to be an issue for the neighborhood; APMI will also review garbage (trash, recycle, green) cans. The first review day would be in February/early March.

STATUS: OPEN

NTR

NEW BUSINESS:

NTR

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See February 2024 ACC minutes

Treasure's Report

Financial statements were provided to the Board members.

Notes:

- **Annual** cost sharing invoice to the Windward Bluff Property manager
- **Quarterly** cost sharing invoice to One Clubhouse Lane South
- Collected and deposited 147 homeowners' dues, 29 outstanding. Fifty-dollar late fee will be applied on April 1, 2024 and 12% annual interest will begin. Treasurer will email and snail mail statements to these homeowners in the next few days.
- Renewed all insurance policies
- Filed HOA tax return with IRS
- Filed our non-profit business annual report with the Washington Secretary of State

Meeting adjourned at 7:28 PM by President Folsom