

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 Tento, Member-At-Large.

Wednesday, July 3, 2024

Board Members in Attendance: Dani Folsom, MaryLynn Birney, Ahmed ASH Hussain, Joe Rystrom, Carol Tento.

Others in Attendance: Gail Miulli

Meeting called to order at 6:50 PM by President Folsom

Approval of Minutes: Board Minutes for June 5, 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.

UPDATE 06/05/2024 Folsom has submitted additional documentation, per request from HOA legal.

STATUS: OPEN

2. Annual Meeting

06/05/2024 Discussed potential increase in dues, and other related changes. The ACC is working on updating some of the CCRs and view policy. Discussed need for additional clarification on HOA's view policy, and would be best to appoint a chair of subcommittee to look into that. Member Kevin Harrison volunteered to fill that role. Motion was made by Birney to appoint Kevin Harrison to chair a subcommittee to evaluate the current view policy. Seconded by Tento. PASSED.

Annual meeting potentially scheduled for October.

07/03/2024 Discussion of future due range targets with increased costs and potential capital projects.

STATUS: OPEN

3. View Subcommittee

07/03/2024 Motion made by Birney to change appointment of chair of view subcommittee from Kevin Harrison to Dani Folsom. Kevin Harrison and Sean Wiegand volunteered to be on view subcommittee and nominated for appointment. Seconded by Rystrom. PASSED.

STATUS: OPEN

NEW BUSINESS:

The ACC is requesting a new swing set for Bayview Park., as old set was deteriorated and had safety issues. Motion by Rystrom to award the purchase and installation of a new 3 bay swing in Bayview Park to GameTime - Great Western Recreation: Swingset \$8,088.00; Freight - \$2,208.23, Tax - \$1,060.00. Seconded by Birney. PASSED. Agreement with Windward Bluff contributes 20%.

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See July 2024 ACC minutes

Treasurer's Report

- Financial reports were provided in advance of the meeting.
- One homeowner still has not paid 2024 annual assessment dues. A motion was made by Birney and seconded by Rystrom to file a lien on the property. Motion passed unanimously.
- CD renewal. CD is set to expire on July 17, 2024. Birney motioned to renew the CD for seven more months, Rystrom seconded. PASSED.

Meeting adjourned at 7:25 PM by President Folsom.