

# 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, August 7, 2024

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

Others in Attendance: Tami Moothart, Mark Powers, Michael McMillan

Meeting called to order at 6:47 PM by President Folsom

**Approval of Minutes:** Board Minutes for July 3, 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.

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

08/07/2024 HOA officers provided depositions July 24-25.

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.

08/07/2024 Annual meeting target for first week of November.

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

### 4. Bayview Playground

08/07/2024 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%.

STATUS: OPEN

### **NEW BUSINESS:**

N/A

### COMMITTEE REPORTS

#### **Architectural Control Committee (ACC) Report**

See August 2024 ACC minutes

#### **Treasurer's Report**

- Financial reports were provided in advance of the meeting.

Meeting adjourned at 7:15 PM by President Folsom.