

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; Vacant, Member-At-Large.

Wednesday, February 5, 2025

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

Others in Attendance: Mark Powers, Michael McMillan, Dahlia Campbell, Kevin Harrison

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

Approval of Minutes: Board Minutes for January 6 are APPROVED.

OLD BUSINESS:

1. 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.

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

UPDATE 09/04/2024 Discussed annual meeting date, and times, and agreed on Wednesday, November 13, 7 PM. Motion by Rystrom to hold convene annual meeting on Wednesday, November 13, 7 PM at Rosehill Community Center, Mukilteo. Seconded by Birney. PASSED. Team will start working on agenda, notifications and other planning.

UPDATE 10/02/2024 Discussion lead by Folsom to incorporate the most recent adopted Policies by the Board, to add those policies to the CC&Rs. To include:

1) Expand the ACC Team from 5 to 7 positions to better balance the management of the HOA

2) Add a process for handling homeowner ACC Submission of Plans application that expands the response time, assesses a penalty if the homeowner does not comply with the ACC final determination within 30 days of such ACC final determination.

3) Prohibit the building of Accessory Dwelling Units (ADU's) on existing Homeowner's lots.

4) Add detailed Window Policy to the CC&R's.

5) Add detailed Solar Panel Policy to the CC&R's.

The Board also discussed adding two additional CCRs, with number seven (7) recommended by the ACC.

6) Transfer all reasonable attorney fees and arbitration fees to the Prevailing Party if Arbitration is pursued by any Party.

7) Add a new fine for view obstruction violation(s) which Homeowner has not resolved after the ACC has sent written notification to Homeowner and a hearing has taken place between the ACC and Homeowner.

After additional discussion, motion by Folsom to place the following CC&Rs on the 2024 ballot:

1) Expand the ACC Team from 5 to 7 positions to better balance the management of the HOA

2) Add a process for handling homeowner ACC Submission of Plans application that expands the response time, assesses a penalty if the homeowner does not comply with the ACC final determination within 30 days of such ACC final determination.

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Seconded by Rystrom. PASSED. Team will compose letter and ballots, and hand-distribute owner occupied, and mail absentee home owners.

UPDATE 11/06/2024 Discussed and confirmed agenda, delegation of duties.

UPDATE 12/04/2024

Discussion regarding follow-up HOA Annual Meeting and following points:

- 1) Decision to send letter and allow vote by Proxy (for those HOA Members who have not voted) or attend the second meeting with their ballot. Check on who would be attending the 2nd HOA meeting. All in attendance (may need to verify Carol) would be attending.

- 2) Decision was made to include both Chinese and Korean versions of the letter, ballot and proxy as over 30% of our HOA Members are Chinese or Korean. Fewer votes may be attributable to a lack of understanding all English language.
- 3) Letters to include Porch Pick-up (HOA member prints the ballot and/or proxy) or we can deliver a printed proxy and/or ballot.
- 4) Select HOA Bayview Drive homeowner indicated to neighbors that they did not receive a proxy/ballot from the first distribution. These homeowners will have the letter, proxy and ballot hand-delivered to their home.
- 5) Finalized 2nd HOA Meeting to take place on Monday, January 6, 2025 at the Rosehill Community Center.

Motion made by Folsom to hold a 2nd annual meeting on January 6, 2025, 6 PM at Rosehill Community Center, as outlined in (1) through (5) above. Seconded by Birney. PASSED.

UPDATE 02/05/2025 Election results have been finalized, and will be published in the 2024 Annual Meeting minutes, and posted to the HOA website.

STATUS: CLOSED

NEW BUSINESS

HOA members Dahlia Campbell, and Kevin Harrison were in attendance, and volunteered to be on the Architectural Control Committee. Motion was made by Folsom to appoint Dahlia Campbell and Kevin Harrison to the Architectural Control Committee. Seconded by Birney. PASSED.

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See February 5, 2025 ACC minutes

Treasurer's Report

- Financial reports were provided in advance of the meeting.
- Due invoices went out on January 27, and will again in 2nd week of February.

Meeting adjourned at 7:35 PM by President Folsom.