

OCHL - 12 HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS & OFFICERS MEETING MINUTES

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

Wednesday, August 13, 2025

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

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

Meeting called to order at 6:51 PM by President Folsom

Approval of Minutes: Board Minutes for July 9, 2025 are APPROVED.

OLD BUSINESS:

04/02/2025 In reference to an active and ongoing view complaint: Per Folsom, the homeowner impairing the view, addressed off of St Andrews, is requesting a hearing with the Board and ACC, which is a positive development. This will be scheduled in May or June 2025, potentially at the complainant's residence to facilitate firsthand the view obstruction.

STATUS: Open

Annual Meeting

August 13, 2025

The Board and ACC members present discussed and set a preliminary date for the HOA Annual Meeting of Wednesday, November 12, 2025, from 7:30 PM to 8:30 PM, at Rosehill Community Center. Room reservation will be scheduled and a save the date email will be sent to HOA members. January 2026 starts a new 3-year term for the Board of Directors, for all 5 positions, thus the HOA will have an election.

NEW BUSINESS

N/A

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See August 13, 2025 ACC minutes

Treasurer's Report

- Financial reports were provided in advance of the meeting.

The report reflects income of \$5,814.93 in unpaid dues, late fees, interest, and fines from two different properties on Bayview. The lien holder requested an invoice on one of the aforementioned cases.

Meeting adjourned at 7:05 PM by President Folsom.