

# 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, October 1, 2025

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

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

Meeting called to order at 7 PM by President Folsom

**Approval of Minutes:** Board Minutes for September 3, 2025 are APPROVED.

### **OLD BUSINESS:**

View Complaints

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

2025 Annual Meeting

8/13/2025 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.

UPDATE 10/3/2025 Revised Annual Meeting of Wednesday, November 12, 2025, time is 6:30 PM to 8 PM. Notices, agenda, proxy will be mailed via USPS First Class to HOA membership on 10/22-10/23 2025.

STATUS: Open

## **NEW BUSINESS**

1) Updated fine schedule was approved by ACC on 09/03/25, and the Board also voted on and APPROVED the updated fine schedule on 09/03/25, as outlined below:

View impairment obstruction violation: \$100.

Adjust Landscape maintenance violation: \$100 per week

Improper storage of trash/recycle bins: \$75 per week

Maintenance of animals: \$100

Parking violation: \$75 per week

Architectural violation: \$100 per week.

No changes to the ACC application violation, and will remain at \$100 per occurrence

2) Bids for the 2025-2028 Landscape contract were received. Bidders were narrowed to four landscape contractors. Preliminary pricing showed that Monarch's bid was higher than other the remaining two bids. Decision was made to go with the lowest bid and a known HOA landscape contractor. The contract will be executed in October with a start date of November 1, 2025.

## **COMMITTEE REPORTS**

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

See October 1, 2025 ACC minutes

### **Treasurer's Report**

- Financial reports were provided in advance of the meeting.
- Audit committee is planned for Oct 29, 2025.

Meeting adjourned at 7:25 PM by President Folsom.