

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, November 5, 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 8:15 PM by President Folsom

Approval of Minutes: Board Minutes for October 1, 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.

UPDATE 11/5/2025 Final planning for Annual Meeting has been completed.

STATUS: Open

NEW BUSINESS

Treasurer presented 2026 budget, with dues at \$524/year, no discussion. Voted on and APPROVED.

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See November 5, 2025 ACC minutes

Treasurer's Report

- Financial reports were provided in advance of the meeting.
- Audit committee has convened with no issues or inconsistencies found.

Meeting adjourned at 8:25 PM by President Folsom.