

OCHL - 12 HOMEOWNERS ASSOCIATION

BOARD MINUTES

December 2025

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

Wednesday, December 3, 2025

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

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

Meeting called to order at 7:43 PM by President Folsom

Approval of Minutes: Board Minutes for November 5, 2025 are APPROVED.

OLD BUSINESS:

1 - View Complaints STATUS: **CLOSED**

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.

UPDATE: 11/05/2025 View impairment at 59th and St Andrews has been resolved to the complainant's satisfaction. The homeowner with the obstructing the view has decreased foliage and shrubbery to the acceptable 25% acceptable. The status of this case is considered **CLOSED**.

2025 Annual Meeting - STATUS: **CLOSED**

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.

UPDATE 12/3/2025 Annual Meeting took place at Rosehill Center, on November 12, 2025, and was a success.

NEW BUSINESS

The Board discussed roles, positions, terms for 2026, and will be decided at the January 2026 meeting.

COMMITTEE REPORTS

Architectural Control Committee (ACC) Report

See December 3, 2025 ACC minutes

Treasurer's Report

- Financial reports were provided in advance of the meeting.

Meeting adjourned at 8:15 PM by President Folsom.