

## AGENDA

Holly Hill Farms Homeowners Association (HHF HOA)  
Annual Meeting  
Raintree Country Club  
Tuesday, April 25, 2023, 7:30 PM

7:15 PM HOA members check in with HOA secretary Karen Spiegler for attendance record

7:31 on April 25<sup>th</sup>, 2023. Meeting called to order with all Bruce Hensley, Lauren Stewart, Amy Madsen, Brett Stern and Karen Spiegler in attendance. There were 15 HOA household representatives with 18 total individuals in attendance.

7:31 PM Call to order of the HHF HOA Annual Meeting

- Introduction of HHF HOA Board of Directors, duties/positions, and terms
  - Bruce Hensley – President – term expires 2023
  - Amy Madsen – Treasurer – term expires 2023
  - Lauren Stewart – Vice President and Social Committee chair – term expires 2024
  - Karen Spiegler – Secretary term expires 2024
  - Brett Stern – Parliamentarian – term expires 2023
- Recognition and welcome of new neighbors – none
- Introduction of Architectural Committee and re-cap of approvals/denials:
  - Rob Dayton, Chair – Two requests for changes for porch changes and both approved
  - Andrew Hill
  - Matt Weinschuetz
  - Timothy Simmons
  - Bruce Hensley
- Approval of minutes of last year’s annual meeting - Approved
- President Report – re-cap of BOD activities since last annual meeting: bought and installed new street signs; approved replacing some dead or languishing common-area corner plants and adding new mulch at common-area corner and around maples on lower Fairchild.
  - Tree down on Lower Fairchild in Common Area – Reported to Spectrum but they are not going to do anything to fix this until it impacts the service
- General and Unfinished Business – retaining wall at the pond will most likely need repair or replacement soon.
- Treasurer Report and projected 2023-2024 budget – Amy Madsen
  - May want to look at Money Market account for reserves since interest rates have increased
  - Approved both budget reports
- Secretary Report – Karen Spiegler - none

- Maintenance Committee report – Tom Bowers, chair, or representative
  - One issue that has been resolved
  - Mailboxes need attention – Churchill Mailbox Style. \$85 for repair from Carolina Mailbox or \$120 to replace the box. Bruce to share information again. Can we get a neighborhood volume discount with Carolina Mailbox? Bruce will contact
  - Can file several maintenance reports for vacant house on HHF Ln. Karen to post doc on Nextdoor after Tom shares it.
- Social Committee report – Lauren Stewart, chair
  - Events for this year:
    - Snow Cones on June 6<sup>th</sup>
    - Neighborhood Block Party – September 16
    - Halloween Costume Party
    - Santa delivery for kids
- Nominations for new directors and election statement – Lauren Stewart, chair
  - Nomination for Viet Le
- New Business – questions and comments from HOA members
- Volunteers – Architectural Review Committee, Social, and/or Maintenance Committee, if needed
  - Need at least one more person for Maintenance Committee -
- Other announcements
- Adjournment – 8:18 PM