

Holly Hills Farm HOA meeting October 11, 2023

1. Call to order at 7:32 pm. Viet Le's home (9213 Fairchild Lane)

Attendance:

Board Members:

Amy Madsen
Bruce Hensley
Lauren Stewart
Viet Le
Brett Stern
Karen Spiegler

Tiffany Macomson – KodaVantage Properties

2. Treasurer Report – Amy Madsen/ Tiffany Macomson – Report Approved

3. Secretary Report – Karen Spiegler – No Report

4. Vice President Report – Lauren - No Report

5. President Report – Bruce Hensley – No report

6. Parliamentarian – Brett Stern –

- Discussion of the need to explore an increase in 2024 HOA dues pursuant to our CCR Article V, Section 3 (a) to help cover increased HOA costs. Increase allowed up to the CPI % of last 12 months for all US cities. CPI comes out on 10/12/23 and will decide the new fee
- Will round down to the nearest dollar.
- Need to communicate any increase by November because dues are January – December. Can be an email. Can reference CCR Article V, Section 3 (a) and mention that we have not raised dues in 6 years and only third time in 23 years.
- Motion Passed to increase. The amount will be determined on 10/12/23 when the new CPI is released

7. Committee Reports as follows:

A. Maintenance – Tom Bowers, chair

- Welch house will be going on the market

B. Architectural – Rob Dayton, chair

- Morris family completed their fence
- Stassenko family is putting in a fence

C. Social – Lauren Stewart, chair

- Social gathering Saturday, September 10, 2023 was a huge success
- Halloween party – 5:00 – 6:15 on HHF with Pizza

D. Nomination – Lauren, Viet Le, chairs

- Current activity and robust dialogue may help recruiting

8. Unfinished and General Business

- CCR proposed amendment restricting rentals update, discussion, and thoughts of tweaking amendment and trying again.
- 29 written consent forms in hand, 39 needed to pass
- Main voiced objections are to HOA board having oversight/control of renters and hardship cases and limiting total number of rental units to two.
- Discussed tweaking amendment to prohibit short-term rentals and corporate rentals via a 12 minimum rental period and requiring renters to read, understand, and sign agreement to uphold HHF CCR – which includes Maintenance Guidelines amendment and is in the current proposed document.
- Went over copy of amendment with possible changes to consider. Attorney will revise and Bruce will share new version with the board.
- Will send out new red lined version and summary to the neighborhood

9. Additional Announcements –

10. Next Meeting – December 6, 2023 7:30 PM Karen Spiegler’s 9106 Holly Hill Farm Rd

11. Adjournment –9:02 PM

Minutes submitted by: Karen Spiegler

Approved by: via email on 10/12/23