

AGENDA

Holly Hill Farms Homeowners Association (HHF HOA)
Annual Meeting
Raintree Country Club
Thursday, April 18, 2024, 7:30 PM

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

7:31 on April 18th, 2024. Meeting called to order with all Bruce Hensley, Lauren Stewart, Amy Madsen, Brett Stern, Viet Le and Karen Spiegler in attendance. There were 14 HOA household representatives with 16 total individuals in attendance.

7:33 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 2025
 - Amy Madsen – Treasurer – term expires 2025
 - Lauren Stewart – Vice President and Social Committee chair – term expires 2024
 - Karen Spiegler – Secretary term expires 2024
 - Brett Stern – Parliamentarian – term expires 2025
 - Viet Le – Vice President and Nomination Committee chair – term expires 2025
 - Tiffany Macomson – Owner-Manager of KodaVantage Properties LLC – contract vendor for all treasurer/accounting duties, website management, and general HOA-related consultation.

- Approval of minutes of last year’s annual meeting - Approved

- Recognition and welcome of new neighbors since April 2023
 - Bo Backerman has rented the house at 9321 Percy Court
 - Kevin and Yan Zhang have purchased, but not yet occupied, the house at 9220 Holly Hill Farm Road
 - Scott and Jan Morris purchased and moved into the house 9114 Holly Hill Farm Road.
 - We have two vacant houses: 9131 Holly Hill Farm Road, at the north corner of Percy Court; and 9123 Holly Hill Farm Road, at the south corner of Arrington Manor Place.

- Treasurer Report and projected 2024-2025 budget – Amy Madsen – Approved

- Secretary Report – Karen Spiegler – No report

- Introduction of Architectural Committee and re-cap of approvals/denials:
 - Members:
 - Rob Dayton, Chair
 - Andrew Hill
 - Matt Weinschuetz
 - Timothy Simmons
 - Bruce Hensley
 - Neighbors can find the form for requests on the website at hollyhillfarmshoa.com
 - During the past year, there were a few approved requests for fences
- Maintenance Committee report – Tom Bowers, chair, or representative
 - Several neighbors have refurbished mailboxes but there are more that are in need
 - Use the form to report any maintenance issues on the website - hollyhillfarmshoa.com. These are anonymous reports.
- Social Committee report – Lauren Stewart, chair. The most active efforts ever for HHF.
 - Snow Cones for End of School Year
 - September Block Party
 - October/Halloween Party
 - December Hot Cocoa/Santa visit
- President Report – re-cap of BOD activities since last annual meeting

We enlisted the services of Tiffany Macomson, owner-manager of KodaVantage Properties, LLC. Tiffany took over the treasurer/accounting duties of the HOA, opened a savings account, and developed and hosts our new website, hollyhillfarmshoa.com, which holds every document pertinent to our HOA; a list of and contact information for each board member; recent board meeting minutes; and a history of our neighborhood.

There were no added improvements to infrastructure, only routine common-area maintenance. We do plan to have the common-area sidewalks pressure washed this spring and hope HOA members will take advantage of the vendor's efforts and engage them for their own sidewalks and driveways.

The HOA membership passed a second amendment to our CCR that adopted house rental restrictions and guidelines. The board thanks the HOA members for their support of the amendment, which required and received 75% written consent thereof.

We had an increase of \$10 in annual dues, just a bit less than we are permitted based on the CPI of the prior year. This is only the third increase in the 25-year history of HHF.

We encouraged mailbox replacement or refurbishment and sidewalk and driveway pressure washing and got a good response. Anyone interested in contacting either of those respective providers, please let me know.

- General and Unfinished Business
 - The retaining wall at the pond will most likely need repair or replacement soon.
 - Pond maintenance is HHF responsibility
 - When getting estimates to rebuild the wall, also get an estimate to lower the slope behind the Hill house. Don't need as much common area there
 - Our neighbors in the Arbourgate Meadows condominium complex directly behind the homes on the Holly Hill Farm Road cul-de-sac are experiencing significant erosion because of water runoff from our neighborhood and our common area below the pond dam. We have been in contact with their HOA president and our attorney. This is not a problem or liability for HHF. They are supposedly seeking advice from specialty engineers to assess and address the issue.
 - Common Area:
 - Common area bricks could use a refresh
 - Shrubs and grass could use an improvement
 - Weekley Lawn and Landscape should take a look to see if they can make any minimal repairs
 - Not a top priority for this year due to expenses
 - Add vendor referrals to the website
 - Labor Panes – referral for window washing
 - Cole Moon – Pressure Washing
 - Mailbox Maintenance - Mailbox refurbishment
- Nominations for new directors and election statement – Viet Le, chair
 - Unanimously passed Sandi Randle for joining board as Social Chair
- New Business – questions and comments from HOA members
 - Rob Dayton formally thanked the board for all of the work for the neighborhood including the new amendment and proclaimed a solid vote of confidence thereof.
 - Recommendation made for Weekley to do an assessment on irrigation, weeds and leak on the Percy Court rental house. Tenant is responsible for cutting the grass and watering. Bruce has been asked by the absentee owner to oversee this project.
 - Dip at HHF and Raintree Lane – Bruce to submit a request for repair because neighbors make wide turns to avoid the bumps which is a hazard.
 - Bruce to inquire about fixing cracked roads around the neighborhood after request for fixing the dip
 - Large concerning tree behind Bob Rishel's house may be in HHF Common Area. Bob will send an email to Bruce to review
- Volunteers – Architectural Review Committee, Social, and/or Maintenance Committee – None needed
- Other announcements
- Adjournment – 8:21 PM