

Holly Hill Farms Homeowners Association Board of Directors Meeting Agenda & Minutes for Tuesday, August 26, 2025, 7:30 PM, at the home of Tiffany Stern, 9021 Arrington Manor Place

- Call to order at 7:40 p.m.
- Attendance:

Tiffany Macomson
Tiffany Stern
Mark Cordaro
Mark Fritz
Bruce Hensley
Sandi Randle
Kellie Karavokiros was absent

- Treasurer Report – Tiffany Macomson/Kellie Karavokiros (in absentia)

Tiffany went over the August numbers and the budget thus far. Sandi motions to approve the budget, Mark F seconds the motion. Motion approved. The irrigation work has been done; the vendor still needs to get his w9's submitted.

- Social Committee Report – Sandi Randle

Sandi discussed the planning for the neighborhood party set for Oct 12th. An evite has been sent out. There will be a sign-up genius for sides/extras. Brenn will bar b que burgers and dogs. She will contact DJ Mike to have live music again. Bouncy house will have sign-up sheet to watch kids. Halloween party is set to be on lower Fairchild again; she is going to have a sign-up genius for that as well to help delegate responsibilities. She will also take over holiday hot chocolate party and add a sign-up genius again for people to help and participate.

- Maintenance Committee Report – Mark Cordaro

Mark has had some success; he sent out 3 notices about the mailboxes and one has already been refurbished. He will keep trying and add memos to go out for garbage/recycling bin infractions.

- Architectural Committee Report – Rob Dayton, has moved from HHF and his chair position is now filled by Andrew Hill. Viet Le has been added to the ACC
- Nomination Committee – encourage communal efforts
- General and Unfinished Business

- Note from Charles Thornburg thanks the HOA for the donation sent in memory of his late wife Virginia.

- New asphalt throughout HHF -- Only note was that google fiber has been delayed in the burying of the broken line and we should encourage neighbors who use this service to check in on the ETA.

- Review and discuss quotes for pond wall repair/replace/remove

Retaining wall is rotting and needs to be addressed. Bruce has received 2 quotes and plans on getting one more. Quote from Solitude, who does all our existing pond maintenance, had two options, both significant in price. The other quote is from Aqua Doc, which has a different approach to fix the problem, also significant in price. They also sent over a proposal to do the pond maintenance, which was a cost savings from Solitude's yearly cost. Sandi motioned to change vendors on maintenance and all board members seconded the motion. Changing vendors on pond maintenance to save cost was approved.

- Discuss possible dues increase pursuant to pond wall repair quotes and other possible future pond requirements and the need for more general funds

Tiffany M discussed the need to increase dues. To pay our annual budget and not be in the red (which would mean taking from the reserve), we need to increase the dues, so we can stay out of the red, and be able to pay for upcoming costs such as the pond. The pond repairs and requirements are eminent and must be addressed. To be able to pay for the repairs the dues must go up. We need to have a vote in October, and the decision needs to be made by November. Bruce will draw up a letter.

- Announcements – No announcements
- Next meeting – Next meeting will be on October 28th at 7:30 PM, at Sandi Randle's house
- Adjournment: Sandi motioned to adjourn, Tiffany S seconded the motion. Adjourned at 8:45