

Holly Hill Farms Homeowners Association Meeting Notes Wednesday February 12 2025 at the home of Bruce Hensley 9324 Percy Court

Call to Order 7:35 pm

Present: Bruce Hensley, Viet Le (via phone) Tiffany Macomson, Amy Madsen, Brett Stern, Sandi Randle

**Treasurer Report – Amy Madsen, Tiffany Macomson**

- Tax files: we are currently looking for articles of incorporation and the correct address. 1099's went out to all vendors.
- Team is working on a budget for the next year.
- There are several outstanding invoices (holiday party since have been submitted)
- We have 4 residents who need to pay dues and they will be approached in person and on paper
- The late charge goes up to \$311 or \$322 with credit card. Dues including late fees will go up \$20 each month.
- Our fiscal starts in April
- Treasurer Report Approved (Brett Stern motion, Viet Le second. All approved. None opposed

**Secretary Report – Sandi Randle**

- Tiffany Stern will step down from Maintenance Committee in order to serve as Secretary beginning in April. Sandi will remain as Social Chair

**Vice President Report – Viet Le**

- Viet may not have capacity to remain for 2 years, but has agreed to stay on until a replacement is found

**Parliamentarian Report – Brett Stern**

- Brett's term ends in April and we are looking for someone to serve in this capacity.

**President Report – Bruce Hensley**

- In addition to the above-mentioned positions, we also are looking for a Treasurer and the Board Members will be actively recruiting residents to serve on these 2-year positions.

## **Committee Reports:**

- **Maintenance – Mark Cordaro, chair** – BOD concerns about Herlocker residence (items in front yard), Stassenko residence (bins and detritus), and Moon residence (parking of boat). Bruce will reach out to residents suggesting alterations including bin corrals.
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- **Social – Sandi Randle chair** – Holiday Party was a huge success. Biggest turnout to date. Logan Moon delivered gifts to all children in HHF and the Stern residence had a solo stove and heating lamps and seating to keep residents warm and cozy. Next event is in the works for OMB adult gathering. We've moved it to late March/early April due to all the flu and sickness this winter. Evite will go out soon.

## **Unfinished and general business –**

- Viet bought and replaced several landscaping lights at the common area corner as decided at our December 2024 meeting.
- According to a 12-5-24 conversation between Bruce and the Charlotte Department of Transportation, HHF is slated for a complete repaving of all asphalt surfaces in 2025. Their paving "season" is April-November annually. The BOD will alert the HOA when possible.
- There are multiple trees down on the north side of Fairchild Lane and in the pond area. Both of these areas are HHF HOA common areas. Quotes from Hawk Tree Care are \$920 and \$695 respectively. The trees will be cut, moved (where necessary), and left to decay in their respective areas. Some trees are already down and some are leaning. Viet and Bruce will walk the property and mark the trees in order to get one more estimate from another insured vendor.

## **Announcements –**

Stern residence building a retaining wall in the backyard. Brett will check with Rob Dayton to see if he needs a permit.

## **Next Meeting –**

- HHF HOA Annual Meeting is set for Tuesday, April 29, 2025, at 7:30 PM, at Raintree Country Club. BOD will convene at 7:00 PM for any last-minute updates or agenda items

## **Adjournment**

Bruce motioned to adjourn. Meeting adjourned at 8:15

