

# **Holly Hill Farms Homeowners Association BOD Agenda for Tuesday, October 1, 2024, 7:30 PM, at Amy Madsen's home at 9316 Percy Court.**

**Call to order:** 7:35 PM

**Present:** Bruce Hensley, Viet Le, Tiffany Macomson, Amy Madsen, Sandi Randle, and Brett Stern

**Treasurer Report:** Amy Madsen/Tiffany Macomson

- The treasurer report was approved, and board consultant Tiffany Macomson strongly suggested that we have 100% of our annual budget in savings/reserve. We currently have approximately \$10,400 in savings/reserve. Annual dues revenue is \$14,820.
- Next CPI Report October 10.
- Increase projected to be between 2 to 3 percent.
- Amy motioned to approve an increase in the annual dues by the allowed CPI amount and Brett 2<sup>nd</sup> the motion, all approved, none opposed.
- This vote and measure allow the Board to increase the annual dues by CPI amount without a HOA Vote.

## **Committee Reports: Maintenance**

- Mark Cordaro -- is our new chair. Great strides were made in the last three months with the committee visiting and encouraging HOA members with regards to pressure washing, mailbox refurbishments, trash bin concealment, and other maintenance issues.

## **Architectural**

- Rob Dayton, in absentia via Bruce and retroactive -- Viet Le's parents at 9131 HHF Rd. submitted 3 architectural improvement request forms which were not sent to committee for review. Viet is the POA for this property.
- Request was received by chair, but the committee never reviewed them due to some internal confusion. Based on Article VI in our CCR, all requests were automatically approved after 30 days when no response was received from the committee.
- The committee plans to review the improvement request forms and approve retroactively.

## **Social**

- HHF Neighborhood Party October 6 has 80 RSVPs
- Halloween Pizza Party/Pre-Trick-or-Treat Gathering will take place at 5:30 pm in the Lower Fairchild cul-de-sac. Evite to go out soon
- Winter Hot Chocolate Gathering will take place at Arrington cul-de-sac. Date TBD
- OMB Adults Only Gathering will be scheduled in early 2025

**Unfinished and general business**

- Exploration of installing Zeon Zoysia sod at the common area corner, it's like a thicker Bermuda. Benefits include low water and no weeds. Bruce and Viet both receiving quotes. Two price quotes have been received to date, one for \$2,200 and one for \$3,000. The board agreed to table the project until next fall or until more funds accrue.
- A cement truck damaged the street sign at the corner of Arrington Manor Place and Holly Hill Farm Road. They repaired it but it seems to still be slightly loose, turning the wrong way at times. Bruce to follow up.
- Two new sets of homeowners have joined our neighborhood:  
Zach and Kristen Click have moved into 9322 Fairchild Lane.  
Lucas and Emily Decker are expected to close on the Watts home at 9314 Fairchild Lane on October 10, 2024.
- Board to investigate installing winter lights in common area for the holiday season

**Next Meeting**

- Next meeting Wednesday December 4 at 7:30 at Sandi's house 9115 Holly Hill Farm Road

**Adjournment -- 8:20 PM.**