Lake HollyHills HOA Board Meeting
09/14/2026
Come to order at 6:06pm

Officers attending:
Brian O'Neill
David Piercey
Zulema Garcia
Chad Tietje
Sarah Beltran
Helen Kirsch

Old Business
1. Financial Overview
The HOA's liquidity remains stable, though a significant portion of assets remains tied up in uncollected dues.
• Cash in the Bank: $10,173.
• Accounts Receivable: Approximately $17,000 (noted as potentially difficult to fully recover).
• Operating Expenses: Since June, the board has spent ~$700 on legal fees, $500 on postage, and $300 on the fireworks show.
• Revenue: $500 recently deposited from ongoing payments; three recent house sales on will provide additional transfer fees.
• Collection efforts are showing measurable success, with participation rates trending upward.
• Nearly 60% of lots are now paid up, an improvement from approximately 50% last year.
• Collection Agency: The HOA has reached a "break-even" point with the agency; recovered funds now cover the agency's fees, making further recoveries pure profit.
• Delinquencies: A small group of owners owes the bulk of the $17,000. Those unpaid since 2021 owe roughly $500 each.
• Legal Escalation: For owners who have ignored the collection agency since 2022, the board is moving to file liens. Notices have been sent; liens will be filed late October. Each lien carries a $25 filing fee, so this will be an up-front cost
• Maintenance Tracking: Brian emphasized the importance of tracking all maintenance work, whether paid or volunteer-donated, to provide transparency to residents regarding how funds are utilized.

2. Legal & Enforcement Updates
• Mediation Report: Mediation with Mr. Gutierrez was unsuccessful (impasse). The opposing side requested that the HOA drop the suit and split legal fees, which the board declined - the board intends to uphold the deed restrictions.
• Next Legal Steps: The board is awaiting a decision from the judge (expected around Oct 13th), which could be a judgment or a trial date.
• Enforcement Policy: The board reaffirmed its strategy to focus on "egregious" deed restriction violations to maintain legal authority and equity, rather than targeting minor issues like work trucks.

New Business

1. Dues Increase Vote Logistics

• Meeting Date & Time: The community vote is scheduled for Sunday, October 25th, at 4:00 PM. The early start time is intended to ensure the meeting concludes before sunset.

• The board reviewed and approved the dues increase letter and proposition. Brian aims to mail these by the end of the week.

• Printing: A board member volunteered to print approximately 150 double-sided copies of the proposition/ballot at their office to save on costs.

2. Fall Community Events

• Community Cleanup: Proposed for the second half of November. Tasks include clearing the brush/pine trees on the dam and spillway once the weather cools.

• Community Yard Sale: Brian suggested holding a neighborhood-wide yard sale in conjunction with the cleanup to encourage community engagement. This was met with general approval.

• Trash Management: The board discussed the history of trash abuse at the park. While there is interest in adding amenities, concerns regarding liability and illegal dumping remain high.

3. Neighborhood Turnover & Property Issues

• Property Violations: Discussion held regarding a trailer parked near the park boundary and potential septic/well issues on small lots.

• New Installations: A double-wide mobile home is planned for a lot on East Hollyhill. Brian confirmed that as long as it meets size requirements and has an inspected septic system, the HOA does not typically block such installations.

Meeting Adjourned: 7:00pm