

Lake HollyHills HOA Board Meeting 1/12/2026

Come to order at 6:00pm

Officers attending:

- Brian O'Neill
- Pamela Campbell
- Sarah Beltran
- David Piercey
- Helen Kirsch

### **Old Business**

- Current Financial Situation: After dues payment of 5 lots, each 4 years in arrears, and a dozen 2026 dues, we are now at \$6700 in the bank. 4 and 5 year in arrears dues have been submitted to the collection agency.
- Deed Restriction Enforcement:
  - Filing the injunction was backed up by a missed voicemail. Should be fixed in the coming days once Brian is able to swear to the facts of the case.
  - A letter was sent to the absentee owner of the lot with the goats at an address found using a tracking service. We will give him until the end of the month to reply or address the issue before looking to legal action.
  - A complaint was submitted to the county regarding the situation in the other property. The county inspector came and will be starting the process of getting the place cleaned up.
  - Brian will send around a list of other properties that might be referred to the county for inspection. We will send warning letters beforehand.

### **New Business:**

Item 1: Park Passes

- Brian suggested sending out park passes/membership cards once a year and a sticker to update to encourage dues payment (something to pay for).

Discussion:

- David suggested windshield stickers might be better. He has a way to do this for his company - will look into prices.
- Most of the Board felt this is low priority - not a huge amount of park usage anyway.

### Item 2: Budget

- Brian presented a budget proposal that projects needs of about \$15k per year. A large portion of that was picked up by volunteer hours this year and maybe next, and people catching up on dues gives a boost in income that will fade over time.

### Discussion:

- Board members agreed with the budget as a start, but cautioned it may well come in higher depending on how things go with legal actions. All agreed we need to propose a dues increase to the membership to a minimum of \$75 if we hope to accomplish anything.

### Item 3: Elections

- Brian shared a proposal for hidden ballots by sending each voting member a randomized personal identification number (PIN). The PIN would be used to submit a valid ballot (cross-checked against a list), but the actual ballot, without any identification, would be separated from the PIN and counted later. Also mentioned that the PIN could be used to vote online from the website.

### Discussion:

- Helen asked what to do if someone wants to vote at the meeting. Brian would give them an envelope with a valid PIN at the meeting if necessary.
- Discussed asking last year's nomination committee to help again and sending out nomination forms with receipts/account statements at the end of January.
- To put us back on the schedule from the Bylaws, we have one safe Director's seat, all other positions (2 Directors, 4 Officers) will be contested. Olga will not be running, so one of Helen or David will have to run. Sarah and Pam will be stepping down as officers.

Meeting Adjourned 6:57 pm