

HOLLYBROOK CONDO ASSOCIATION

Board of Directors Meeting January 16, 2018

The meeting was called to order at 6:30 PM.

In attendance were Annie Dowdell, Sara Zini, Angie Cannon, and Ulla Thompson.

MINUTES

The December 12, 2017 Special Meeting minutes were not available for approval.
The November minutes had already been approved via e-mails to all board members.

FINANCIALS

The November and December financial reports were approved as presented. The year-end report showed a welcome surplus.
A new format for future financial reports was approved. With this format reports will be easier to produce and understand.

OLD BUSINESS

Pool Deck Status: When the cement was removed no gravel base was found. Gravel is being put in gradually. No report yet on the state of the underlying pipes.

Unit 71 - assess replantings tabled for winter - no change.

Stucco painting project tabled for winter - no change.

Audit assignment: Lisa Boblett (11) and Sandra Crawford (64) will do the audit.

NEW BUSINESS

Trash enclosures: The quote from Richard Quaglia for the construction of the enclosure at building 8 was approved unanimously. The board will check whether the present enclosure is inside the Hollybrook boundary. The board will get a quote from Richard for repairing and painting the trash enclosure at building 4.

Realtor compliment: Keller Williams realtor Dennis Polk stated to Annie that the Hollybrook HOA was the easiest homeowners association he had worked with. He complemented Hollybrook on how well taken care of it is, and said this increases the value of our development.

2018 Budget: The 2018 budget was presented by Annie and Sara and was unanimously approved. The ratification meeting by the homeowners was scheduled for February 13 at 6:30 PM at Unit 41.

Unit 41 request for installing wrought iron railing: The request was approved.

Request for bee boxes at mailbox stations: The carpenter bees in the mailbox structures and at the gazebo have become a problem. Annie presented options of bee boxes that will trap and kill the bees. The board approved the Best Bee Brothers - Carpenter Bee Trap. Four boxes will be purchased--two for mail box stations, and two for the gazebo.

COMPLETED BUSINESS -- FYI

Gutter cleaning
Email approval of inspection work done for units 12 and 94.
New web site is up and running.
Structure work has been done under unit 11's deck.
Trash enclosure at building 5 is complete except for painting. Waiting for warmer temperatures.
The fence repair is done.
The flashing repair on building 2 is finished.

NEXT BOARD MEETING: Tuesday, March 13, 2018, at 6:30 at Unit 41.

The meeting was adjourned at 7:28 PM

Respectfully submitted,
Ulla Thompson