

**HOLLYBROOK CONDO ASSOCIATION  
Board of Directors Meeting  
May 15, 2018**

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

**In attendance** were Annie Dowdell, Sara Zini, Angie Cannon, and Todd Rucker, along with owners Sandra Crawford, Rick Ehlers, Peg Holmes, Elissa Linke, Jack Pine and April Steyert.

**MINUTES/FINANCIALS**

The March minutes were approved via e-mails by all board members and are currently posted. The March and April financial reports were approved as presented and are available upon request.

**OLD BUSINESS**

**Stucco painting project:** Rohalio Gomez's bid of \$2,000 for finishing the remaining stucco painting was approved.

**Planting the long hill across from bldg 7:** The proposal for planting the hill with Morgan Arborvitae and Baby Jade Boxwood bushes at a grand total of \$1,459 was approved. This includes delivery, planting costs and 25% off the regular price.

**NEW BUSINESS**

**May walkabout:** The 2018 walkabout was done May 8 by Annie, Sara and Ulla. In general, unit decks, doors and windows, were found to be well kept up and to the standard laid out in the HOA Declaration. The units that were amiss in this regard will be contacted by letter, to advise owners of what actions need to be taken. At the walkabout the board also made an inventory of general maintenance needs, as well as improvements to the landscaping of common areas. Please note, aside from basic foundational shrubs and trees, which is the responsibility of the HOA, owners are responsible for additional plantings that have been added through the years by previous owners or themselves.

**Community Pool Party Saturday June 9:** The party will take place 3:00 - 6:00 PM in the gazebo. The board will furnish hamburgers, hot dogs and veggie burgers, with condiments, and chips, as well as lemonade and water. Owners will be encouraged to bring a side dish and other drinks they may prefer. An email will be sent out announcing the party and the details.

**Pool Maintenance:** Todd reported that the pool has been inspected and approved for opening, now that the cement deck has been replaced. There was a discussion about potentially cleaning the inside of the pool. No action will be taken at this time. Todd also reported a new leak in the pump house. The contractor for the pool deck will be contacted regarding this repair.

**Downspout down between 93 & 94:** Richard has reconnected it.

**Unit 71 - request for gate on deck:** The owner was asked to turn in a design for approval.

**Letter from unit 71 concerning breach of promise:** This letter has been sent to the entire community on several occasions. The owner was present and spoke on behalf of his concerns.

**Unit 61 - request to be fast tracked for new shrubs:** The owner is putting her unit up for sale. The request was approved.

**Unit 61 - request to have for sale signs in windows:** Declined, due to rule in HOA Declarations. Signs for Open Houses are allowed.

**Unit 61 - request for doggy park enclosure at the tennis court site:** This is a good idea. The Board will look into options and costs.

**Dogs on leash -** A dog has been seen without a leash repeatedly. The owner was reminded of the rule to keep it on leash at all times.

**The dip in the cul-de-sac:** The owner of unit 32 brought up the dip in the parking area by building 4, which is a tripping hazard. It was decided to paint around it to make it more visible.

#### **COMPLETED BUSINESS – FYI**

The new mail kiosk on the cul-de-sac has been finished to everyone's delight.  
The new pool deck is in place.

#### **INFORMATION**

Unit 51 is for sale.  
Unit 81 will be going into foreclosure May 24.  
Unit 42 is under contract.  
Unit 61 is prepping for sale.

#### **OTHER MATTERS**

Ulla was presented with a card and a money gift in sympathy of the recent loss of her partner Herb Reeves, which was much, much appreciated.

Meeting was adjourned.

**NEXT BOARD MEETING: Tuesday, July 17, 2018, at 6:30.**

Respectfully submitted:  
Ulla Thompson