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**MINUTES**  
**HOLLAND HILLS HOA**  
**BOARD OF DIRECTORS MEETING**  
**MAY 29, 2007**

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**ATTENDED:**

Jeff McKay, Tom Ireton, John Bishop, Tracey Talbert, (SCM)

**HELD AT:**

Office of Stellar Community Management

**CALL TO ORDER:**

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Jeff McKay called the meeting to order at 6:10pm.

**ESTABLISHMENT OF QUORUM:**

There were 2 of three Board Members present at 6:10 pm which represented a quorum of the Board of Directors. John Bishop joined the meeting at 6:20 p.m.

**ACCEPTANCE OF PRIOR MEETING MINUTES:**

Minutes from the February meeting were reviewed and unanimously accepted by the Board.

**FINANCIAL REPORT:**

Tracey reviewed the financial statements with the Board. Copies of financial statements are attached to the meeting packet.

**OLD BUSINESS:**

- Beaver Update – The return of the beavers to the rear pond has caused great concern due to damage caused to private and community property last year. Beavers have also been spotted sitting on top of the dam near the gazebo eating. This causes concern due to children and pets frequently visiting that area. Tom Ireton noted that he has spotted beavers in the front pond as well. Based on research done earlier in the year, it has been determined that the beavers are a rodent which can cause safety issues for the community. The following motion was made: “John Bishop is authorized to pursue the removal of the Beavers from the community through a professional trapper hired for the purpose of ensuring the safety of Holland Hills residents and property”. The motion was seconded by Jeff McKay and passed unanimously. It was recommended by the Board that the Association include a line item in future budgets for rodent removal.
- Landscaping – SCM has met with Stockner’s on several occasions regarding the quality of service being provided. Specific requests for increased service have resulted in a proposed contract price of \$2,000.00. SCM has met with Aerations Plus on property and asked for a bid to be submitted. A discussion ensued as to the feasibility of irrigation the entrance areas. After much discussion, it was determined that this was not a cost effective option. The Board has instead authorized SCM to secure bids for re-doing the entrances with plants that are more conducive to the environment.

**NEW BUSINESS:**

- A Schedule of Additional Assessments for Non Compliance was presented for review by SCM. The intent of this resolution was to assist in the enforcement of Association documents. The Board recommended that sections
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pertaining to ARC be more clearly defined. A discussion regarding the location of trashcan placement ensued which resulted in deferring the resolution until more formal Rules and Regulations could be defined.

- Modification Guidelines – SCM proposed that more clearly defined Modification Guidelines be drafted in an effort to assist in the ARC process. These guidelines would ensure that modifications were consistent throughout the community. This agenda item has been deferred to the next meeting.
- Tracey Talbert present information to the Board regarding a homeowner within the community who has an issue with a large drainage basin in his front yard. The owner has requested a meeting with the Association, Centex and the County to review the issue. Per a site plan, the drain basin is within the individual owner’s property and would not be considered Association property. Jeff McKay indicated that the County required the specifics for this drainage basin and that due to location this is not an Association issue. Jeff McKay will contact the County and the homeowner to review the issue. Therefore, the Board of Directors for the Association has declined participation in the meeting. Jeff will report back to the Association upon the conclusion of the meeting.
- A dock which has been built at 2519 Crest Hollow Court was noted by the Board of Directors. A letter was sent to the homeowner requiring ARC submittal; however, the homeowner contends that the dock is a temporary structure. They also indicated that forms were submitted to Stellar Community Management for approval. SCM can find no record of the submittal. A motion was made by Jeff McKay that the homeowner is required to send in an ARC form with a copy of the original submission attached for Board review. Because of the size and construction of the dock, it is not considered a moveable structure.

**ACTION ITEMS:**

Research county statues for irrigation wells within the community.	John Bishop
Creation of community newsletter updating residents on current issues.	SCM
Revise Schedule of Additional Assessments for Non Compliance as it pertains to ARC, define unkempt	SCM
Consult with landscape architect for ideas on entrance landscaping.	SCM
Contact proper agencies for evaluation and resolution of beaver issue. SCM to provide prior pricing.	John Bishop
Research changing out the road sign on Walnut Hill.	Jeff McKay

**MEETING ADJOURNED:**

Jeff McKay made a motion to adjourn the meeting at 8:15 pm. The motion was seconded and carried. The next meeting is tentatively set for the 3<sup>rd</sup> Tuesday in September.