

Oakview Heights Homeowners Association

Board of Directors Meeting - 13 March 2012
Roy Community Center

Call to Order: 7:00pm

Roll Call: William Llewellyn, President

Angela Vendetti, Vice President

Laurie Shackel, Treasurer

Minutes:

The Board meeting minutes from the February 2012 Community Budget meeting were approved as written.

Approval of Vouchers:

The February 2012 activities report and financial statements from HOA Community Solutions were approved.

Old Business:

Liens:

The Board approved a lien on the Curry residence and all applicable charges remain. Late charges and interest may be waived.

Budget Shortfalls:

a) The Board approved Special Assessment in the amount of \$35.00 per household was sent to HOA Community Solutions to be sent out to the Community.

b) Annual Assessment Increase: Beginning with the 2013 Annual Assessment, all Oakview Heights assessments will increase in the amount of 5% per year until the reserve accounts has sufficient funds to meet the repair and replacement costs of common areas identified in the Reserve Study.

Reserve Study:

The Reserve Study will be turned over to HOA Community Solutions to be reviewed. A professional Reserve Study Company may be contacted in order to provide a more comprehensive assessment of what repair and replacement work will need to be done along with estimated costs and timelines.

CC&R Enforcement Policy:

The Board approved the adoption of the Oakview Heights CC&R Enforcement Policy through resolution. The Policy is posted on the OHHA website for all Residents to review. The Enforcement policy will be discussed in the next newsletter and the annual meeting.

New Business:

Front Entrance Flooding:

Laurie will contact a drain cleaning company and schedule a time to come out and clean and inspect the Community storm drains.

Vandalism and manhole cover theft:

No discussion

Winter Storm Damage:

No discussion.

Other Items for Board Consideration

Reports:

President: No report.

Treasurer: No Report

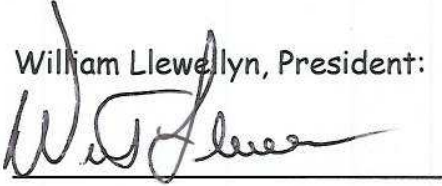
Next Meeting:

10 April 2012 7:00pm

Meeting Adjourned:

7:20 pm

William Llewellyn, President:



Oakview Heights Homeowners Association

Resolution – CC&R Enforcement Policy

WHEREAS Article 5, Section 3.1 of the Declaration states that the Board of Directors shall be empowered to adopt, amend, and revoke on behalf of the Association detailed administrative rules and regulations necessary or convenient from time to time to ensure compliance with the general guideline of the Declaration,

WHEREAS Article 5, Section 8.2 of the Declaration states that each Owner shall comply strictly with the provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association and any rules and regulations established by the Board,

WHEREAS Article 5, Section 8.2 of the Declaration states that the Board shall enforce the provisions of this Declaration, the Articles of Incorporation, the Bylaws and the rules and regulations of the Association for the benefit of the Association and the Owners,

WHEREAS Article 5, Section 8.2 of the Declaration states that the failure of any Owner to comply with the provisions of the Declaration, the Articles of Incorporation, the Bylaws or the rules and regulations of the Association, will give rise to a cause of action in the Association (acting through the Board) and any aggrieved Owner for recovery of damages, or injunctive relief, or both,

WHEREAS there is a need for a clear and consistent enforcement policy and fine schedule for CC&R violations,

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the board of directors by way of the aforementioned adopts and enacts the following procedure:

Oakview Heights Fine Policy

1. Homeowners found to be in violation of the CC&R's will receive a written warning letter outlining the violation with a request to remedy the problem within a specified time period.
 - a. The time period may vary based on the nature of the violation.
2. The homeowner must either cure the violation, or submit a written request for a hearing with the board of directors to dispute the violation.
3. If the violation(s) still remains uncorrected and the owner does not dispute the violation in writing, a notice of violation as well as any penalty or fine (see fine schedule below) applied to the owner's account will be issued in writing.
4. If the Owner fails to remedy a violation(s) due to damage or destruction of structures, the board shall have the right to remedy the violation(s) by way of the provisions set forth in Article 9, section 4 at the cost of which shall be borne by the offending homeowner and due within ten (10) days after receiving written notice.
5. The expenses of any action to remedy a violation due to damage or destruction of a structure, if not paid by offending homeowner after written notice and billing, may be assessed against the lot filed as a lien.

6. In the event that the Association employs an attorney to enforce any provision of the Declaration, the Articles of Incorporation or Bylaws of the Association, or any rules and regulations established by the Board, the Association shall be entitled to recover from the defaulting party its reasonable costs and attorneys' fees so incurred, whether or not suit or action is commenced.

Fine Schedule for Violations	
First Notice of Violation	Warning Notice
Second Notice of Violation	\$25 (if not remedied within the specified 14 days)
Third Notice of Violation	\$50 (violation continues un-remedied)
Fourth Notice of Violation	\$100 (the fine shall be assessed on a continuing basis, as outlined with each notice, until the violation is remedied).
ACC violations	
First Notice of Violation	Warning Notice
Second Notice of Violation	\$50 (if not remedied within the specified 14 days)
Third Notice of Violation	\$100 (violation continues un-remedied)
Fourth Notice of Violation	\$200 (the fine shall be assessed on a continuing basis, as outlines with each notice until the violation is remedied).

This resolution was adopted on the 13th day of March 2012 by the Oakview Heights Board of Directors.



William Llewellyn, President



Angela Mendetti, Secretary