



Civic Association of Hollin Hills

Board Meeting Minutes

November 6, 2008 - DRAFT

1. Call to Order – Richard Seltzer, President
The meeting was called to order at 7:15 at Diana White’s house.
Attendance was as follows:

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| Richard Seltzer, President | Present |
| Chris McNamara, Vice President | Present |
| Gus Matson, Treasurer | Present |
| Diana White, Secretary | Present |
| Robert Fina, Social Activities & Director-at-Large | Present |
| Heather Watenpaugh, Membership & Director-at Large | Present |
| Michael Damitz, MVCCA & Director-at Large | Present |
| Lee Ann Kinzer, Parks & Director-at Large | Present |
| Sally Collins, HH Pool & Director-at Large | Present |

2. Minutes:
October minutes with minor revisions will be circulated electronically for approval.

3. AT&T Cell Tower Proposal:
Dick has e-mailed the AT&T consultants to invite them to the December 8 general membership meeting to provide a more in-depth presentation and allow the membership to ask questions and vote on whether or not the community would be a “willing landlord” for the purpose of further negotiation. If the membership votes yes, discussion with AT&T will move forward. If the membership votes no, the matter is closed.

4. December 8 Membership Meeting Agenda:
 - a. Election of new Board members will be held. The nominating committee expects to have a full slate of candidates, which will be published in the December Bulletin. The December Bulletin will also include an absentee/proxy ballot.
 - b. Chris McNamara, Noel Mazade and the chairs of the SDRC committees (Robert Fina – process and Paul Trombly – architectural) will provide a report on the committees’ activities and progress.
 - c. Dick will report on the status of the National Registry application.

5. Vice President's Report:
 - a. Chris reported on DRC actions taken at the November 5 meeting (to be posted on Hollin Hills DRC page).
 - b. The architectural committee is proposing a hierarchy of DRC review for homeowner modifications ranging from a list of specific changes that require no review to large projects that will undergo multiple review steps and eliminate the practice of granting private meetings.
 - c. The process committee has raised issues of enforcement of DRC guidelines under the covenant. The DRC has been operating on the premise that under the covenant, once a project is completed, it is deemed approved and the DRC has no power to require changes or removal. On a motion by Robert, seconded by Chris (?), the board authorized Robert to spend up to \$1500 for a legal opinion to determine if the DRC has enforcement authority and if necessary the process to modify the covenant to provide an enforcement authority.

6. Treasurer's Report:
 - a. Tax and insurance reimbursement has been received from the Pool and Tennis Clubs.
 - b. Gus expects to file the proper forms for a short year filing for the rest of 2008 and effective January 1, 2009, have the CAHH IRS filing period based on a calendar year.

7. Membership Report:
 - a. The BBQ drew several new members.
 - b. The Directory Committee is on track to publish the 2009 Directory.

8. Parks Report:

Lee Ann reported that the problematic trees in the Nature Sanctuary belong to Hollin Hills and Martinko has taken care of them. A weekend work session is planned for Voigt and McCalley parks. Friends of Voigt Park are scheduled to meet for discussion of the Park's plan.

9. Pool and Tennis Report:
 - a. On a motion by Sally, seconded by Lee Ann and approved by an e-mail vote, the Pool's governing rules, amended with the following language, are approved: add under Financial Responsibilities:
The Committee shall take no action that would jeopardize the ability of the CAHH to maintain insurance on the pool and on other CAHH properties.
 - b. The Pool will hold its general membership meeting in January.

10. Social Report:
 - a. The BBQ was a success. Ticket costs for new members who attended will come from proceeds of the event and not subsidized by the Civic Association.
 - b. The 60th Anniversary Committee met last week and reports the following:

- A budget has been set with the intent of covering costs with the Civic contribution and ticket sales.
- Activities and babysitting will be available in the white mansion house during the event.
- The formal name of the event is "Hollin Hills Diamond Anniversary....Living Art!"
- The first opportunity to reserve tickets will be posted in the December Bulletin. Space is limited so people are encouraged to order in advance (60.00 per person)
- The event will run from 7:30-11:00 pm, with live music, dinner buffet, wine and beer open bar, signature drinks will be cash bar.

11. Old Business:

.On the matter of 7507 Elba Road gutters, on a motion by Chris, seconded by Lee Ann, the board voted to proceed with filing a lawsuit to enforce the contract signed by the homeowner that stipulated box gutters would be installed during replacement of the roof. Sally opposed. Robert will notify our attorney of intent to proceed.

12. The next meeting will be held in January with a date and location to be determined by the incoming Board.

Meeting was adjourned at approximately 9:45pm.