

**Holiday Estates Maintenance Association
Board of Directors Meeting
March 16, 2009**

Board Members

John Milner	President
Gregg Potter	Vice President
David Stoltz	Treasurer
Julie Allen	Secretary - Communications
Sandor Drobilisch	Director – Roads & Ditches
Jess Macias	Director – Architectural & Safety

Others Present

Tim Dillon	Access Association Services, Inc.
Desiree Pulido	Access Association Services Inc.
Carl McCaw	Sewer & Annexation Committee
Dave Frazer	Sewer & Annexation Committee
Three Homeowners	

Item I **Call to Order**

The Board of Directors meeting was called to order by President John Milner at 7:02 p.m.

Item II **Agenda Review**

A motion was made, seconded and unanimously approved to accept the agenda with the following; add a homeowners request to use the open meadow as item D. under other business.

Item III **Open Forum**

Homeowner Carl McCaw commented on the upcoming contract renewal for trash collection in Santa Clara County. Carl expressed concerns that if the city contract and the county contract are not similar there may be issues regarding collection service in the Holiday Estates Community.

Tanner Howard, a resident and Boy Scout, addressed the Board of Directors requesting that Troop 709 be allowed to advertise the Boy Scouts hauling junk project in the Association newsletter again this year. This fund-raising project was advertised last year and was very successful for both the Boy Scouts and the community.

Dave Frazer reported that the Santa Clara County Fire Safe Council will again sponsor the chipping project, and the date has been confirmed for May 18 through the 22nd.

Item IV **Consent Agenda**

Motion made, seconded and carried to approve the Consent Agenda as follows:

- a. Minutes of the January 15, 2009 Board of Directors meeting and Executive Session were reviewed and approved as corrected.
- b. Work Order Summary unanimously approved as presented.
- c. Correspondence unanimously approved as presented.

Item V Committee Reports

Financial Report – Dave Stoltz

Dave Stoltz reported in the financial status of the Association for the period ending January 31, 2009 and suggested that certificates of deposit be opened and \$25,000 increments to be invested in 3, 6, 9 and 12 month certificates. Additionally Dave suggested that the reserve accounts be invested in certificates of deposit or \$75,000 at six months and nine month maturities. Motion made seconded and unanimously approved to accept the financial reports as submitted. A motion made seconded and unanimously approved to accept the financial reports for the period ending December 31, 2008 based on responses to the board's questions from management.

Architectural – Jess Macias

Jess commented that no architectural requests have been submitted for the committee review.

Roads & Ditches – Sandor Drobilisch

Sandor commented on the proposed repair at 3451 Oak Lane from H & H Company, which requires installation of a new 8 inch underground storm sewer approximately 30 feet long made of polyethylene plastic SDR-17, with a new concrete inlet basin backfilled and compacted as required at a cost of \$4500. After a brief discussion a motion was made seconded and unanimously approved to proceed with the project.

Sandor also discussed various short sections of concrete lined ditches that require repair. These repairs will be completed utilizing landscape contractors at reduced hourly rates anticipated cost of \$400.

Lengthy discussion ensued regarding Sandor investigating and drawing a proposal that would allow for a protected parking space near the front entrance of the community allowing residents to park and exit the vehicle to view the bulletin board. After a lengthy debate and discussion on potential hazards due to traffic in this area the item was tabled indefinitely.

Communication – Julie Allen

No report given on the communications committee, newsletter will be developed for mailing in April.

Beautification – Julie Allen

Julie requested an answer to Jerry Pelletier's question regarding replacement of the lights for the Christmas tree at the main entrance. President John Milner suggested that in the past Jerry had solicited contributions from homeowners and that the board had not been asked for funds.

Sewer & Annexation –John Milner

John reported on the activities of the committee noting that the he was nominated to chair the committee, and that both the city and County have submitted requests for full funding. Current proposal from the city for 3.6 million and the county for 3.5 million in funding will obviously require additional time before responses are forthcoming.

Item VI Other Business

- a) Management reviewed correspondence from Paul Eilert at 7092 Shady Lane in regards to concerns that the retaining wall on the three lots below the roadway are in need of repair. Mr. Eilert provided written confirmation that in his opinion the retaining wall (even though it is leaning) is not affecting the road above. Further Mr. Eilert suggests that if the retaining wall fails it would only affect access to his home and he would accept the responsibility of replacing the retaining wall if and when a failure occurs. The Board of Directors concern in this matter

would be to confirm that the homeowners' estate would survive the agreement to repair and replace the retaining wall. Management will draft correspondence for board review prior to sending to the homeowner.

- b) Secretary, Julie Allen requested that the draft minutes be posted on the HEMA website within 30 days of the board meeting. A motion made by Julie Allen seconded by Greg Potter resulted in a lengthy discussion on the pros and cons of posting draft minutes resulted in a tie vote of three in favor three opposed. No change to the current procedure.
- c) Confirmation of the chipping service from the Santa Clara County fire safe Council to be scheduled for May 18 through the 22nd. Woodchips will be left on site for use around the pond and the entrance area homeowners that wish to utilize chips can also contact Sandor.
- d) Homeowner requested permission to utilize the lower meadow for a wedding reception on May 16, 2009 approximately 30 people homeowner will rent a portable toilet and clean up after the event. Motion made seconded and unanimously approved to allow the use of the lower meadow.

Item VII Next Meeting Date

The next board of directors meeting is scheduled for Thursday, May 21, 2009, at 7:00 p.m. at the Ramada Inn.

Item VIII Adjournment

There being no further business before the Board of Directors, the meeting adjourned at 8:51 p.m. to Executive Session to meet and confer with a homeowner regarding a payment plan request and another homeowner disputing his account.