

**Holiday Estates Maintenance Association
Board of Directors Meeting
January 21, 2010**

Board Members

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| John Milner | President |
| David Stoltz | Vice President/Treasurer |
| Julie Allen | Secretary/Communications |
| Sandor Drobilisch | Director/Roads & Ditches |
| Jess Macias | Director/Architectural & Safety |
| Josh Maston | Director/Roads & Ditches |

Others Present

Tim Dillon Access Association Services, Inc.
Five Homeowners

Item I Call to Order

The Board of Directors meeting was called to order by President John Milner at 7:03 p.m.

Item II Agenda Review

A motion was made, seconded and unanimously approved to accept the agenda as presented.

Item III Reorganization of Officers

The board of directors reorganized to the above stated positions.

Item IV Open Forum

Homeowner was present to obtain information on submitting an architectural request for installation of a gas line that would require cutting into the roadway. The board responded that there would be a \$5,000 bond necessary to ensure road repairs are completed; however, homeowner would first need to submit the architectural request through the management office.

Other homeowners were in attendance to discuss the recent email from a Morgan Hill Police detective, informing the board about recent burglaries around Holiday Estates and Jackson Oaks. The Morgan Hill Police detective was unavailable for the board of directors meeting; however, Jess Macias reported that there were nine recent burglaries in the general vicinity, but only one in Holiday Estates. The remainder of the discussion involved ways for homeowners to reduce the risk of burglary in their homes by joining a neighborhood watch committee and/or installation of various alarm systems. Jess commented that the Morgan Hill Police are very interested in homeowners being more proactive in the community to help reduce similar crimes. Jess volunteered to coordinate between the Morgan Hill Police Department and the homeowners at Holiday Estates. The board also suggested putting items in the newsletter and Yahoo group to inform Holiday residents of updates on these issues.

Item V Consent Agenda

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

- A. Minutes of the September 17, 2009 Board of Directors meeting and Executive Session reviewed and approved as submitted.
- B. Work Order Summary unanimously approved as presented.
- C. Correspondence unanimously approved as presented.

Item VI Committee Reports

Financial Report – David Stoltz

David Stoltz gave a brief report on the financial status of the association for the period ending November 30, 2009, as well as the yearend financial reports ending December 31, 2009.

Architectural – Jess Macias

Jess Macias reported there were no formal architectural submissions over the past several months.

Communication – Julie Allen

No formal communications report, other than a brief discussion on collecting items for the next newsletter.

Beautification – Julie Allen

A brief discussion regarding beautification items such as upgrades for the main entrance and removal of the planter at the front entry to be placed on the next meeting agenda.

Roads & Ditches – Sandor Drobilisch

Sandor Drobilisch reported on the ongoing progress of keeping the roadway ditches clear, commenting that Jose Gamino has done a good job of keeping the collection points free. Sandor also commented that Josh Maston has been assisting him in patrolling the community and specifically, areas on Shady Lane to ensure that the drains are clear and water is flowing.

A brief discussion ensued regarding having Jose available on severe storm days to patrol the various collection points and clear blockages as they occur. A brief discussion ensued regarding the cost of the ditch cleaning contract and possibly inclusion of this type of service in the renewal contract.

Sewer & Annexation –John Milner

John Milner reported that there has been no activity on the sewer and annexation committee, primarily as there are no funds available.

Item VII Action Items

- A. Weed Abatement – Management reported that due to county standards, weed abatement would be started on April 1, 2010.
- B. Financial Audit – Motion made, seconded and approved to accept the proposal from Allen & Cook, CPAs to do a financial review of the association every two years and an audit every three years. Motion made, seconded and approved to accept the

proposal from Allen & Cook, CPAs to perform a financial review for 2009 at a cost of \$3,000.

- C. 17550 Holiday Drive – Owner requests management inform the board that the homeowner requested the board consider a reduction of assessments for lot owners that have no built homes on the lots. The board responded that the CC&Rs prohibit the board of directors from allowing an exemption as the CC&Rs require an equal assessment for lots, regardless of buildings or structures on the lots.
- D. The 2010 management contract was reviewed. Motion was made, seconded and unanimously approved to accept the contract for 2010.

Item VIII Next Meeting Date

The next board of directors meeting is scheduled for March 18, 2010, at 7:00 p.m. at the Ramada Inn.

Item IX Adjournment

There being no further business before the Board of Directors, the meeting adjourned at 8:48 PM. to executive session to authorize recording notices of default on Parcel Numbers 729-35-024, 729-33-017, 729-37-030, 729-33-008, 729-42-027, 729-35-002, and 729-35-004.