

**Holiday Estates Maintenance Association  
Board of Directors Meeting  
March 18, 2010**

**Board Members**

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.
One Homeowner	

**Item I      Call to Order**

The Board of Directors meeting was called to order by President John Milner at 7:00 p.m.

**Item II      Agenda Review**

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

**Item III      Open Forum**

New homeowner Warren Terribery was present to observe the board of directors meeting. Warren also had questions regarding parking restrictions on the interior roads.

**Item IV      Consent Agenda**

Motion made, seconded and unanimously carried to accept the Consent Agenda as written:

- A. Minutes of the January 21, 2010 Board of Directors Meeting and Executive Session
- B. Work Order Summary
- C. Correspondence

**Item V      Committee Reports**

**Financial Report – David Stoltz**

David Stoltz reported on the financial status of the association for the period ending January 31, 2010. Dave had several comments regarding the 2010 budget, amortizing the expenses over a 12-month period versus budgeting the expenses as they are invoiced. Dave also suggested providing charts for the financials to show the income and expense compared to the goals of the association.

Management commented that there are currently 82 lots that are in a past due status as of February 28, 2010 and two lots that require a resolution to record notice of delinquent

assessment. Motion was made, seconded and unanimously approved to record a notice of delinquent assessment for Parcels 729-29-003 and 729-35-037. The board of directors approved sending a past due notice to the remaining 80 lot owners that are in a past due status and to make a determination at the next meeting to send a final notice letter at an additional cost of \$35 per letter that will be charged back to the homeowners prior to sending the accounts to Allied Trustee Services for collections. Dave Stoltz requested a copy of the 10-day letter for his review.

#### **Architectural – Jess Macias**

Jess Macias reported that the architectural request to replace the shake roofing with asphalt shingles at 17640 Holiday Drive has been reviewed and requested that the board approve the submission. Motion made, seconded and unanimously approved to accept the homeowner's architectural request.

Josh Maston presented an architectural request for an installation of a storage shed not to exceed 100 square feet. Motion made, seconded and approved to accept the architectural request.

#### **Roads & Ditches – Sandor Drobilisch & Josh Maston**

Sandor Drobilisch commented on a hazardous situation at Copper Hill and Holiday Drive where a stop sign is being obscured by trees and shrubs. Sandor additionally commented that the trees are extending past the stop sign and will require pruning to prevent a possible collision due to the visibility of the intersection.

Sandor also commented on several other areas where landscape is encroaching onto the roadways, noting that he will be working with Jose Gamino to clear the areas.

#### **Communication – Julie Allen**

Julie Allen commented on the recent newsletter mailing and thanked the board members for contributions. There are no plans for another newsletter at this time.

#### **Beautification – Julie Allen**

A brief discussion ensued regarding a professional landscape design for the front entry. Management provided a landscape proposal from Allied Landscape Services, utilizing a digital photograph showing plants and placement suggested by the landscape company. The cost for renovation on the front entry as proposed is \$2,065. A second proposal showing the addition of plant materials in the planter box was also submitted for the board's review. After a brief discussion, it was determined that the planter box should be removed and the area landscaped to match the proposal for the front entrance. A motion was made, seconded and unanimously approved to proceed with the front entry renovation as bid provided the landscape contractor submit a design for the renovation of the roadway and that the board approve the design via email.

#### **Sewer & Annexation –John Milner**

John Milner commented that there has been no further activity on the Sewer & Annexation Committee.

**Item VI      Action Items**

- A.     A motion was made, seconded and unanimously approved to send past due notices to 80 lots that are delinquent on their assessments and to review the delinquency list at the next board of directors meeting to consider sending a 10-day notice letter prior to submitting the accounts to Allied Trustee Services for collections.
- B.     Backflow Inspection – Management provided documentation that the backflow device was inspected according to city requirements.
- C.     Weed Abatement – Management commented that the weed abatement for the upper meadow has been scheduled for the week of April 1<sup>st</sup>, utilizing the goats and that a 50% deposit is being requested in the amount of \$2,125.

**Item VII      Next Meeting Date**

The next board of directors meeting is scheduled for May 20, 2010, 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 8:12 p.m. to executive session to authorize recording notices of default on Parcel Numbers 729-37-030, 729-35-002, 729-35-024, 729-35-004.