

**Holiday Estates Maintenance Association
Board of Directors Meeting
September 15, 2011**

Board Members

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

Others Present

Tim Dillon	Access Association Services, Inc.
Tom Monte	Budget/Finance Committee
Carl McCaw	Budget/Finance Committee
Gloria Platt	Budget/Finance Committee
Eight Homeowners	

Item I Call to Order

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

Item II Agenda Review

Addition of the architectural request for 17429 Blue Jay Drive added to Architectural Report.

Item III Open Forum

There were no open forum items discussed.

Item IV Consent Agenda

Minutes of the August 24, 2011 Board of Directors meeting approved as corrected.

Item V Committee Reports

A. Budget and Finance – Tom Monti

Committee Chair Tom Monti presented a PowerPoint presentation summarizing the committee's recommendations to the Board to lower the annual assessment. The committee has made several recommendations, including eliminating the open space allocation, reduce operating expenses, eliminating the unpaid assessment line item and reduce the overall reserve contribution.

In conclusion of this presentation, Board President John Milner thanked the committee for their hard work and suggested that the Board of Directors consider the recommendations and to offer any discussion on them at this time.

After a lengthy discussion on many of the recommendations, the Board reviewed the four major components summarized as follows:

1. Stop the Open Space Contribution in the amount of \$1200 per month
2. Reduce operating costs in various line items
3. Eliminate the Uncollected Dues allocation
4. Reduce the reserve contribution

John suggested that the board members vote on the four major points of the committee's recommendations. All board members agreed that the open space contribution would be eliminated now that the open space fund has been rebuilt to its original amount. Motion made, seconded and unanimously approved to eliminate the open space reserve contribution for the 2012 budget year.

Motion to reduce the allocation to the reserve accounts failed to pass by a vote of one in favor and four opposed.

Motion to eliminate the uncollected assessment line item from the operating budget failed by a vote of two in favor and three opposed.

Final review of the Budget and Finance Committee's recommendations; a motion made, seconded and unanimously approved to adopt the 2012 budget with a reduction in the annual assessment from \$650 per year to \$600 per year.

B. Architectural

17429 Blue Jay Drive – Management provided architectural drawings that showed the proposed parking area to the homeowner's driveway would in fact be on the utility easement of the roadway. Motion was made, seconded and unanimously approved to deny the request and suggest that the owner resubmit off the easement.

C. Roads & Ditches – Sandor Drobilisch

Sandor commented that the Roads & Ditches vote on the crack sealing would be discussed under Action Items.

D. Communications – Julie Allen

Julie commented that the newsletter should be published to include the nomination form. Management will also include the budget discussion and reduction of the annual assessment.

E. Beautification – Julie Allen

Julie discussed in detail the proposed replanting of the entrance area at a total cost of \$3,380 for the side improvements and \$950 for the front entry planter. Motion

was made, seconded and approved by a vote of four in favor and one opposed to proceed with the work at a cost of \$3,380.

Item VI Action Items

Management provided proposals from Pacific Asphalt and Bond Pavement Solutions for the crack sealing to be completed in 2011. Bond Pavement at a price of \$19,104 and Pacific at a cost of \$19,136. Motion was made, seconded and unanimously approved for Bond Pavement Solutions.

Item VII Next Board of Directors Meeting

Annual Meeting of the Membership, November 17, 2011

Item VIII Adjournment

There being no further business before the Board of Directors, the meeting adjourned at 9:46 p.m. to Executive Session to discuss collections on 729-30-010 and 2173430.