

**Holiday Estates Maintenance Association
Annual Membership Meeting
December 21, 2006**

Board Members

John Milner	President (Acting)
Tessy Albin	Treasurer
Eva Schaffer	Secretary
Nancy Schultz	Director/Communications
Greg Potter	Director/Beautification
Sandor Drobilisch	Director/Marina/Roads & Ditches
Kerry Roller	Director
Frank Blenn	Director (absent)

Others Present

Tim Dillon	Access Association Services, Inc.
Janeen Belt-Dillon	Access Association Services, Inc.
Thelma Ivie	Access Association Services, Inc.

140 Homeowners represented in person or by proxy

Item I **Call to Order**

Acting President John Milner called the 2006 Annual Membership Meeting to order at 7:01 p.m.

Item II **Establishment of Quorum**

Management indicated a quorum of the membership had been established with 140 homeowners represented in person or proxy.

Item III **Verification of Ballots**

Election Results:

A. Board Member Results:

Tessy Albin – 110
Frank Blenn – 107
Harris Hall - 108

All three candidates were elected to the Board of Directors.

B. Approval of Minutes:

Approve – 111
Against – 2
Abstain from Voting – 3

The previous years annual minutes were approved by a majority of proxies.

C. Allocation of Excess Operating Income:

Approve – 123
Against – 5
Abstain from Voting - 2

By a majority of proxies, the membership approved the transfer of any operating funds remaining at fiscal year-end to the reserve fund.

Item IV Other Business

Presidents Report – Executive Sessions held Dec. 8th and 9th concerning the working relationship between Mr. Blenn and Access. Result, the Board relieved Mr. Blenn of his position as Board President.

Committee Reports:

Beautification Committee – The completion of the lower meadow, three (3) new cement benches, the planting of a community tree, flowers at the front entrance and arch were part of the accomplishments of the Beautification Committee.

Roads & Ditches – Progressing well in the repair and maintenance of the roads and ditches. Phase One of the Habitat Study on the pond was received Dec. 19, 2006. It will now be sent to Sacramento to determine if there are animals living in the pond.

Financial Report – Insurance was reduced by 50% and legal expenses reduced 75%. There will be no increase in the monthly dues.

LAFCO – There is no new information.

Open Discussion –

A homeowner requesting further details on the Board's reasons for their decision to relieve Mr. Blenn from his presidential duties was informed that the Board felt it was in the best interest of the homeowners. He then submitted a letter formally requesting a legal review of the process.

Davis Sterling Act – The laws for voting for Board Members has been changed. There are no write-in candidates and no voting at the meetings. Now all Associations abide by the new law requirements of the secret ballot process.

Empty Board Seat – If any homeowner is interested in serving on the Board, contact Management.

Item V Next Meeting

The next Board of Directors meeting is Wednesday, January 24, 2007 at 7:00 p.m. at the Ramada Inn.

Item VI Adjournment

There being no further business before the Membership, the meeting was adjourned at 8:16 p.m.