

**Holiday Estates Maintenance Association
Annual Membership Meeting
November 15, 2007
DRAFT**

Board Members

John Milner	President
Tessy Albin	Treasurer
Eva Schaffer	Secretary
Nancy Schultz	Director
Sandor Drobilisch	Director
Dave Frazer	Director
Harris Hall	Director
Frank Blenn	Director

Others Present

Tim Dillon Access Association Services, Inc.
198 Homeowners represented in person or by proxy

Item I Call to Order

President John Milner called the 2007 Annual Membership Meeting to order at 7:04 p.m.

Item II Establishment of Quorum

Management indicated a quorum of the membership had been established with 198 homeowners represented in person or proxy.

Item III Verification of Ballots

Election Results:

A. Board Member Results:

Jason Colyar	13	Votes
Sandor Drobilisch	105	Votes
John Milner	89	Votes
Jess Macias	63	Votes
Gregg Potter	65	Votes
Wayne Perrier	49	Votes
Eve Schaffer	48	Votes
Nancy Schultz	51	Votes
Steven M. Stratton	36	Votes
David Stoltz	55	Votes
Mary L. Wagle	34	Votes

The following four members were elected to the Board of Directors for a two year term:

Sandor Drobilisch
John Milner
Gregg Potter
Jess Macias

B. Approval of Minutes:

Approve – 129
Against – 2
Abstain from Voting – 17

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

C. Allocation of Excess Operating Income:

Approve – 124
Against – 4
Abstain from Voting – 17

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 – John Milner started the presentation regarding the prior year's accomplishments; however, the focus of the presentation was spent discussing the need to increase the annual assessments in order to complete the roadway repairs. John provided documentation showing that asphalt cost have increased over 400% in the past several years and without an increase, the association will fall short in future years. John proposed a 20% increase in the annual assessment for 2008 and approximately 3% thereafter in order to maintain a profitable cash flow.

Roads and Ditches – Sandor Drobilisch discussed the review of the ditch cleaning contract with Gamino Landscaping and will continue to work on a betterments and improvements for site drainage.

Financial Report – Tessy Albin reported on the current financial status of the Association and additionally reviewed the proposed increase in assessments for 2008.

Sewer and Septic Issues - Dave Frazer gave a brief presentation on the sewer and septic issues in the community and gave a brief review of the committee's activities over the past year; noting that the committee is still awaiting the written report from Morgan Hill.

Item V Homeowner Forum

The homeowners in attendance addressed several questions in regards to the proposed budget increase. John Milner and Tessy Albin addressed these questions directly with the owners.

Item VI Next Meeting

The next Board of Directors meeting is Thursday, November 29, 2007 at 7:00 p.m.

Item VII Adjournment

There being no further business before the Membership, the meeting adjourned at 8:20 p.m.