

**Holiday Estates Maintenance Association
Board of Directors Meeting
March 17, 2005**

Board Members

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

Others Present

Bethaney Dearing	Access Association Services, Inc.
Tim Dillon	Access Association Services, Inc.
3 Homeowners	

Item I Order

The Board of Directors meeting was called to order at 7:05 p.m. by President Frank Blenn.

Item II Reorganization of the Board

The Board of Directors reorganized as shown above.

Item III Agenda Review

The agenda was approved with the following items added: the supplemental agenda hand carried and accepting official written resignation from President Steven Stratton.

Item IV Consent Agenda

- A. Minutes of the January 20, 2005 & 1/20 Executive Session Board of Directors meeting were approved with corrections.
- B. Financials – Treasurer, Tessy Albin presented a financial report ending February 28, 2005 format.
- C. Management reported that there were 35 accounts delinquent with three in collections.
- D. Correspondence from the previous quarter was reviewed and approved by the Board of Directors.

Item V Committee Reports

- A. Beautification – Greg Potter reported that three street signs will need to be ordered which were not included in the first installation on the signage: Lori, Trail Ridge, and Fairway Court. The Board approved the amount of \$2128.00 for the custom signs. A long discussion ensued regarding installing street signs for the easement areas as a homeowner had expressed and possibly having the homeowners on the easements contributing the costs. The Board determined that a form would need to be devised that homeowners on an easement would agree to pay for the costs and maintenance of the signs and they would have 30 days to submit form and payment of \$500.00 from when the article is included in the newsletter; otherwise, the easement signs will not be included with the replacement order.
- B. Communications – John Milner will assist Nancy Schultz in drafting the next newsletter. Newsletter will include articles about the scheduled golf tournament to involve the community and vehicles being tagged and towed that park along the roads. Gregg Potter, with his technical background, will continue to update the website regarding minutes and newsletters. Nancy will be in charge of making sure a new meeting sign is printed with the Holiday Inn Express address since the Board has changed locations for the Board meetings.
- C. Roads & Ditches – Sandor Drobilisch would like to research the possibilities for solutions regarding the Schwegler's Ditch. Further discussions ensued in the Other Business.
- D. CC&R's – No report given at this time as no one has volunteered to chair this committee.
- E. Architectural – John Milner reviewed with the Board the summary list of architectural requests.
 - 17240 Copperhill – The Board approved the window replacement proposed.
 - 17428 BJ Drive – The Board approved the window replacement proposed.
 - 2900 Whippoorwill – The Board approved the window replacement proposed.
 - 17421 Lakeview – The Board approved the partial wood shake roof replacement proposed.
 - 17121 HD – The Board denied the deck replacement for review at April board meeting.
 - 17110 Copperhill – The Board denied the construction of 2-story home for review at April board meeting.
 - 17531 HD – The Board denied the addition to the home for review at April board meeting.

Item VI Other Business

- A. IDR (Internal Dispute Resolution) – Due to time constraints, this policy was tabled for review at the next meeting.

- B. Schwegler's Ditch – Homeowner at 4946 Holiday Court requested that the 2950 Holiday Court homeowner's correspondence to the Board be read out loud. Kerry Roller acknowledged the request and made a motion to read their response. This was not seconded, so the motion dies. For the record, John Milner stated that we, the Board, acknowledge that the homeowner did not like the language of the association letter sent regarding the request for an easement for the ditch. As the eroded ditch, known as the Schwegler's Ditch has had legal correspondence sent to the Association on behalf of a homeowner, this matter has reached a legal level that will need to be reviewed by the Association's legal counsel.

Item VII Open Discussion

Discussions ensued with homeowners present regarding an updated meeting sign at the front entrance, posting the meeting agenda on the website, and 2004-2005 budget expenses being over budget.

Item VIII Next Meeting

Next Board of Directors meeting scheduled on Thursday, April 21, 2005 at 7:00 p.m. at the Holiday Inn Express on Condit and Dunne Avenue in Morgan Hill.

Item IV Adjournment

There being no further business before the Board of Directors, the meeting adjourned to executive session at 9:30 p.m.