

**Holiday Estates Maintenance Association
Board of Directors Meeting
April 21, 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

Tim Dillon	Access Association Services, Inc.
Ray Lopez	Access Association Services, Inc.
10 Homeowners	

Item I Order

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

Item II **Consent Agenda**

The Board of Directors reviewed and approved the consent agenda as follows:

- A. Minutes of the March 17, 2005 Board of Directors meeting approved as submitted.
- B. Financials – Treasurer, Tessy Albin presented a financial report for the period ending March 31, 2005.
- C. Correspondence from the previous month.

Item III **Committee Reports**

- A. *Beautification* – Greg Potter reported on the ordering of street signs. Any homeowners interested in ordering new signs would need to place their order now as they will only be ordering signs through the end of May. The signs will arrive at the end of July.
- B. *Lower Meadow* – The agreement for maintenance of the lower meadow consists of mowing, weed abatement, and fertilization performed by Gamino. The contract was approved by a vote of the Board.
- C. *CC&R's* – The Board directed Management to remove this item from the Agenda.

- D. *Welcoming Committee* – The Board directed Management to remove this item from the Agenda.
- E. *Communications* – The Board discussed adding the Agenda to the website prior to the meeting. The agenda would be sent to Greg Potter approximately a week before the meeting to post online for all homeowners to view.
- F. *Architectural Control* – John Milner reported that when an architectural request is not approved this does not necessary mean that the request has been denied. When a decision has not been made, he would like for the response to state that the request is pending until further review.
The Board would like the architectural guidelines included with the next newsletter.
17531 Holiday Drive – The Board reviewed and approved the request to extend entry way and garage structure as submitted.
17110 Copperhill Place – The Committee had concerns with the amount of fencing along the property line. The Committee suggested reducing the total fencing by leaving areas around the house open. Copies of all permits are to be provided to the Committee. The request was approved with the conditions above.
17160 Holiday Drive – This request tabled pending further information provided by the homeowner.
17121 Holiday Drive – This request to replace rotted deck was approved, homeowner will provide the Association with County approval prior to work beginning.
17204 Lakeview – This request to build a shed was approved as submitted.
17131 Parkview – This request was tabled pending further review.
- G. *Roads and Ditches* – Sandor suggested research done on an escape route on Oak Lane. Will find out if Association can have access to the gate on Oak Lane. A homeowner present volunteered to request a key to the gate from the City of Morgan Hill.

Item IV Other Business

- A. Board would like someone to research the LAF Code requirements, Kerry Roller, and Dave Frasier volunteered to start a committee to find out more information for the next meeting.

Item V Open Forum

- A. 17480 Hoot Owl Way – Homeowners were present to discuss HOA fees. Previous balance was carried over from prior management company and payment was not made. The homeowner provided proof of payment showing that the check cleared. The Board directed Management to clear homeowner from any delinquencies.
Homeowner also requested assistance with the cleaning services or street maintenance with their road. The Board informed homeowner that this road is a private road and not included with the routine maintenance that the Association does. The Board explained that the only way the road could be maintained would be by a vote of the membership agreeing on the maintenance work.

- B. 17055 Copper Hill Drive – Homeowner provided a list of questions to the Board and would like response in writing. He also reported that he would like the minutes from the January, February & March Board of Directors meetings posted online.
- C. 17531 Holiday Drive – Homeowner provided the Board with correspondence from Management that was somewhat argumentative. Management advised homeowner of new procedures that will eliminate problems like this from reoccurring.

Item VI Next Board Meeting

The next Board of Directors meeting is scheduled for Thursday, May 19, 2005 at 7:00 p.m.

Item VII Adjournment

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

Executive Session

Item I Drainage Project

The Board reviewed correspondence regarding drainage project. The proposals for engineering are to be solicited.