

**Holiday Estates Maintenance Association
Board of Directors Meeting
August 18, 2005**

Board Members

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

Others Present

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

Item I **Order**

The Board of Directors meeting was called to order at 7:03 p.m. by President Frank Blenn.

Item II **Open Forum**

- A. 17160 Holiday Drive – Homeowners present expressed their concerns with the constructing of the wrought iron fence and the landscaping plans/layout. The board denied the wrought iron fence installation as it violates the CC&R's enclosing most of the property.

The retaining wall was approved under the conditions that NO wrought iron material be added to the wall.

The landscaping plans were denied due to lack of detail. The owner is to provide more detailed plans for the board/architectural committee to review.

- B. 17141 Copper Hill Drive – A homeowner present expressed his concerns with this owner possibly installing a fence around the property and using the lot for business. John Milner advised the concerned homeowner that a request was submitted to install a fence but was denied by the Board of Directors. John then advised the homeowner that the Board would monitor the situation.

Item III Consent Agenda

The Board of Directors reviewed and approved the agenda with the correction that LAFCO be added to the committee section and Open Forum be moved to the first item.

- A. Minutes of the July 21, 2005 Board of Directors meeting were approved as submitted.
- B. Financials – Treasurer, Tessy Albin presented a financial report ending July 31, 2005 format. The financials were reviewed and approved with 7 votes. Kerry Roller abstained from voting.
- C. The Board reviewed and approved the correspondence from the previous month.
- D. The Board reviewed and approved the work order summary from the previous month.

Item IV Committee Reports

- A. *Beautification* – Frank Blenn reported on landscaping in behalf of Greg Potter. A homeowner present provided a report/list of improvements to be made at the front entrance. The Board directed the homeowner to provide a more detailed sheet with an estimate on how much it will cost. This item will be tabled until the Annual Meeting.
- B. *Lower Meadow* – There was no report given at this time.
- C. *Communications* – Greg Potter was not present to give a report at this time. Kerry Roller was interested in when the next newsletter will go out to the membership. Frank Blenn explained that a date has not yet been confirmed but it will be in September or October.
- D. *Architectural Control*
 - 1. 3435 Lavarock – The request to extend deck & railing was approved as submitted with the conditions that the homeowner obtains all the proper City permits.
 - 2. 17144 Copper Hill Drive – The second request for landscaping upgrades and pond installation was denied. Management directed to send letter requesting a more detailed plan.
 - 3. 2871 Whipporwill Drive – The request for landscaping upgrades was hand carried to the July meeting. The request was approved as submitted.
- E. *Roads and Ditches* – Holiday Court/Holiday Drive drainage repair - The original proposal for installation of a drainage system required approval from all (5) lot owners affected. This plan did not pass as it was only approved by 2 out of the 5.

As a result, the Board of Directors voted to proceed with the necessary repairs to the eroded area only.

- F. *LAFCO* – Kerry Roller reported on his meeting on August 1, 2005. Provided document with information pertaining to LAFCO project that will be available online. Kerry informed the board that there will be a public meeting on September 12, 2005 for educational purposes.

Item V Other Business

- A. There was no other business at this time.

Item VI Next Board Meeting

The next Board of Directors meeting is scheduled for September 15, 2005 at 7:00 p.m. at the Inn at Morgan Hill.

Item VII Adjournment

There being no further business before the Board of Directors, the meeting adjourned at 9:00 p.m.