Holiday Estates Maintenance Association
Board of Directors Meeting
September 15, 2005

Board Members

Frank Blenn	President
John Milner	Vice President
Tessy Albin	Treasurer
Eva Schaffer	Secretary (absent)
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.
9 Homeowners	

Item I Order

The Board of Directors meeting was called to order at 7:02 p.m. by President Frank Blenn.

Item II Agenda Review

The board of directors reviewed and made minor changes to the current agenda.

Item III Open Forum

- 17160 Holiday Dr. – Management presented a letter from real estate agent Ralph Chellino in regards to the architectural request that was denied pending additional information being supplied by the homeowner. Additionally, the homeowners John & Anita Scott were present to discuss the architectural request. John Milner reviewed the letter, supporting documentation and the discussion from the homeowner supporting the need for a fence surrounding the property. John suggested that the neighbors adjoining the property be invited back to the next board meeting and having Mr. And Mrs. Scott present alternatives to reduce the amount of fencing around the home.

- JB Holloway requested copies of minutes from the lower meadow meeting. President Frank Blenn stated that the minutes were produced by committee members and he would ask them to provide minutes if available.

- Director Kerry Roller suggested that a CC&R committee be formed to review the existing legal documents of the association and make recommendations for updating these documents. Kerry was asked to chair this committee, and responded that he would.

Item IV Consent Agenda

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

A. Minutes of the August 18, 2005 Board of Directors meeting approved as submitted.
B. Financials – Treasurer, Tessy Albin presented a financial report for the period ending August 31, 2005, six in favor, one abstained. Tessy also requested that all budget information be submitted to her by October 13, 2005.
C. The Board reviewed the delinquency report and accepted a payment plan from a homeowner.
D. Correspondence from the previous month;

Item V Committee Reports

Beautification Committee:

1. Greg reported that the new signs have been delivered, and that he and Sandor will work on the new posts and the blue grass sign repair in the next few weeks.
2. Greg also reported that the committee has suggested the purchase and installation of a "Blue Aptos" tree for the lower meadow. The lengthy discussion ensued regarding the different varieties of the holiday trees for this location. A motion was made, seconded and approved to have Stephen Stratton provide additional photos of other trees to the board via e-mail and a selection can be made once that information is received.
3. A brief discussion on ditch cleaning ensued. Greg reported that he would be meeting with Donaldo's Gardening to review the current contract. Additionally a proposal from Gamino Landscape has been received and will be used as a comparative bid. Greg also requested that Jerry Pelletier be allowed to decorate the front entry and holiday lights as in prior years. A motion was made, seconded and approved.

Communication committee

1. No formal report was given on the communication committee at this time.

Roads & ditches committee

1. Sandor provided a written report on the drainage repair project for holiday drive, giving a breakdown of the project and the anticipated expenses involved. Sandor requested that the Board of Directors allow him to pay for the miscellaneous expenses and submit for reimbursement upon completion of the project. A motion was made, seconded and approved for the reimbursement.

LAFCO Committee

1. Director Kerry Roller provided a written report on the inter agency working group meeting dated September 12, 2005. The inner agency working group announced that they have committed $45,000.00 of funding to pay for the initial engineering study that will provide details and the scope of work. Prior to the next board of directors meeting, Kerry will prepare a list of volunteers and collect any follow-up information from the working group.

Nominating committee

1. A brief discussion ensued regarding the appointment of the nominating committee for the upcoming annual membership meeting. At the end of the discussion, a motion was

made, seconded and approved to utilize the application for nominees submitted to the association newsletter as done in previous years.

Architectural committee

1. 17470 Lakeview Dr. – An architectural request for the installation of landscaping improvements was reviewed by the architecture committee. The committee suggested that the plans be approved as submitted. A motion was made, seconded and approved to accept the request as presented.
2. 17064 Shady lane Dr. – Homeowners submitted a request to the committee for clarification on allowing a three story structure, a basement, as well as other questions regarding the allowable setback for the property. Architectural committee will take this item under advisement and notify the homeowner directly.

Item VI Other Business

Management reported that the homeowner on Lakeview Drive that drove onto the lower meadow was charged $250.00 for repairs to the common area.

Management provided a 2006 contract requesting a 3% increase in the management fee. This item was tabled to the budget discussion at the October meeting.

It was suggested that the architectural committee be moved to the first position of committee reports to accommodate homeowners who attend for the purpose of discussing their architectural request.

Item VII Next Board Meeting

The next Board of Directors meeting is scheduled for October 20, 2005 at 7:00 p.m. at Holiday Inn Express.

Item VIII Adjournment

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