Holiday Estates Maintenance Association
Board of Directors Meeting
Minutes
June 15, 2006

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.
9 Homeowners in attendance

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

- Several homeowners in attendance discussed the LAFCO issue with committee chair Kerry Roller. After a lengthy discussion, John Milner suggested that the committee review the material and be prepared at the next meeting to vote on a position that the board should take.
- Homeowner commented on trash left in the old marina and parking on the access road creating a hazard and additionally commented on the necessity to close Holiday Drive to preserve the private property status of the association.

Item III Consent Agenda

Motion made seconded and approved to accept the consent agenda as follows:

- Minutes of the March 16, 2006 board of directors meeting;
- Minutes of the May 18, 2006 Architectural Committee meeting;
- Financial reports for the period ending May 31, 2006 (unaudited);
- Correspondence for the previous period reviewed and approved;
- Work order summary from the previous period reviewed and approved;

Item IV Committee Reports

- Architectural – John Milner
    - 17111 Holiday Drive – Request for Pool, Fencing and Shed was denied as submitted. Homeowner was asked to provide drainage plans for berm constructed by the builder without architectural approval. Additional request to present to the committee additional information on the proposed pool, fence & Gates. Committee will meet once plans are submitted to facilitate a quick response.
    - 17201 Lakeview Drive – Request for Exterior Improvements is approved as submitted.
    - 17110 Copperhill – Variance to Original Approval, no information was received from the owner since the original request for information, no action or approval granted.
    - 17890 Holiday Drive – No Request Submitted, Cyclone Fence Installed on the property line without approval. The committee is concerned that this condition creates a safety hazard and will be noted on the homeowner account that it is an un-approved fence.
    - 17160 Holiday Drive – Request letter to submit plans has not been received, the owner presented additional information at the meeting, however the committee will require additional information on the site drainage, pool construction, fencing plans, and proposed landscape plan. Additionally, due to the proposed gas connection, a $5000 bond will be required by the association. Additionally, due to the number of neighboring properties with drainage concerns, the owner will be directed to communicate with the adjoining property owners to resolve these issues. Pool plans were submitted and approved. Property line fencing that was previously submitted for surrounding the property is denied. Committee will hold an emergency meeting to review revised plans as soon as the builder submits them.
    - Architectural Committee Recommendations for Compliance to architectural guidelines and CC&R's was reviewed by the board. After a lengthy discussion, motion made seconded and unanimously approved to adopt and send to the membership for review.

Beautification – Greg Potter

Gregg commented on the need to consider replacing the entry sign and will start the process of obtaining quotes for wood signs estimates range from $600-$1000.

Frank Blenn reported that we have an opportunity to work with our neighbors in the condos on that front exit planter box. HEMA is responsible for 60 to 70 percent of the area, and it should be taken care of. Our neighbors in the condo's want to clean up their front entrance sign and would be interested in working together.

Roads and Ditches - Sandor Drobilisch

Sandor reported on the repairs to the ditch on Holiday Drive completed at a cost of $500. Sandor also provided a proposal to prepare pavement condition report for annual road maintenance at a cost of $1800.00 noting that the survey has been completed.

- Communication – Nancy Schultz

  No report at this time.

- LAFCO & CC&Rs'– Kerry Roller

  Kerry submitted documentation from the past LAFCO meeting and reported that there will be an additional meeting late summer.

  CC&R's committee feels that an attorney review to clarify the documents at a cost of $2000.00 is warranted.

- Budget – Tessy Albin

  Tessy made a motion to approve the 2006 reserve study. Second was made and the motion carried unanimously.

Item V Other Business

A. IDR Request – 17108 Shady Lane regarding collections – Tabled to September 21, 2006.

B. 17096 Shady Lane – Regarding Assessments. – Tabled to September 21, 2006

C. Replacement estimate of damaged/worn street signs Action Item referred to committee.

D. Election Rules for approval- Tabled to September 21, 2006.

Item VI Next Meeting Date

The Architectural Committee will meet July 21, 2006. The full Board will meet September 21, 2006

Item VII Adjournment

The meeting adjourned at 10:21 p.m. to executive session to discuss a request from the City of Morgan Hill regarding site drainage concerns.