

Holiday Estates Maintenance Association Board of Directors Meeting September 21, 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.
18 Homeowners

Item I Call to Order

The Board of Directors meeting was called to order at 7:00 p.m. by Frank Blenn, President.

Item II Open Forum

The owners in attendance commented on the enforcement guidelines and addressed the Board with opinions that the fine policy would alienate the homeowners and several questioned the legal basis for the initiation of the rules.

Other residents questioned the Board on the Architectural Committee procedures and plans for the Annual Meeting mail-out.

Item III Consent Agenda

Motion made, seconded and approved to accept the Consent Agenda as follows:

- Minutes of the June 15, 2006, Board of Directors meeting;
- Financial reports for the period ending August 31, 2006 (unaudited);
- Correspondence Summary for the previous period;
- Work Order Summary for the previous period;

Item IV Committee Reports

Motion was made, seconded and approved unanimously to ratify the CC&R enforcement policy that was adopted at the previous meeting and mailed to the membership for comment at this meeting.

- Architectural – John Milner

John Milner presented the Architectural Committee report as follows:

17305 Lakeview – Approved as submitted.

- Beautification – Greg Potter

Gregg reported that the sign for Lori Lane was ordered.

- Roads and Ditches - Sandor Drobilisch

Sandor reported on the two proposals from biologists for environmental consulting that will be necessary in order to perform weed abatement at the lower meadow pond. Sandor recommended Denise Duffy and Associates at a cost not to exceed \$3,900.00 and take up to four years to determine if the Association can remove the weeds along the perimeter of the pond. Motion made, seconded and approved to accept the bid from Denise Duffy.

- Communication – Nancy Schultz

Nancy reported that the newsletter will be mailed the first week in October.

- LAFCO & CC&Rs'– Kerry Roller

Kerry reported that there had been no LAFCO meeting since the last Board meeting; however, updates will be included with the newsletter.

- Budget – Tessy Albin

The budget Proforma for 2007 was distributed to the Board, and a brief review of the line items discussed by Tessy. The proposed budget suggested an increase of \$50 annually. After several questions, the Board unanimously agreed to receive a copy of the budget via email and to vote on the budget via email or ballot by mail.

Resolution to Record Liens was presented to the Board. Motion made, seconded and approved to record liens as needed based on the accounts receivable report discussed in Executive Session.

Item V Other Business

- A. IDR Request – 17108 Shady Lane regarding collections – The owner was not present to discuss the IDR request. The item was tabled indefinitely.
- B. 17096 Shady Lane – Regarding Assessments. – The owner reported that he was paying assessment on two lots and several years prior had merged the two lots into one and is requesting a refund. Motion made seconded and approved to deny the request for a refund as the lot size did not change.
- C. 17045 Copper Hill – Request to annex into the association was approved unanimously by the board. Motion made seconded and approved to annex the lot effective January 1, 2007.
- D. A proposed copy of the election rules, as required by California Civil Code, was provided by Management for review and approval. After several questions, a motion was made, seconded and approved by a vote of six in favor and two opposed.

Item VI Next Meeting Date

The next meeting of the Board is the Annual meeting scheduled for December 21, 2006.

Item VII Adjournment

There being no further business before the Board, the meeting adjourned at 9:15 p.m. to Executive Session.