

**Holiday Estates Maintenance Association
Board of Directors Meeting
January 24, 2007**

Board Members

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|-------------------|-----------------------------------|
| John Milner | President |
| Eva Schaffer | Vice President |
| Tessy Albin | Treasurer |
| Nancy Schultz | Secretary |
| Sandor Drobilisch | Director/Marina/Roads and Ditches |
| Harris Hall | Director/Architectural Committee |
| David Frazer | Director/LAFCO |
| Frank Blenn | Director (absent) |

Others Present

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|-------------|-----------------------------------|
| Tim Dillon | Access Association Services, Inc. |
| Thelma Ivie | Access Association Services, Inc. |
| Eight | Homeowners Present |

Item I Call to Order

John Milner, Board President, called the meeting to order at 7:05 p.m.

Item II Board Appointment

Three candidates submitted profiles for election to the vacant seat on the Board of Directors. After a review of all candidates' profiles and discussion by the Board, a motion was made, seconded, and approved to appoint David Frazer to the Board. David joined the other members of the Board.

John Milner stated that he has attempted to contact Frank Blenn regarding his lack of participation and absence from the last three board meetings John also suggested that the other members assist in obtaining Frank's commitment to the board or consider appointing one of the remaining two volunteers to fill the position.

Item III Consent Agenda

A motion was made, seconded and carried to approve the Consent Agenda with the following corrections to the December 21, 2006 minutes: Correction to the first names of Mr. Hall to Harris; and Mr. Albin to David.

- A. Minutes of the September 21, 2006 and December 21, 2006 Board of Directors meetings;
- B. Financial reports for the period ending December 31, 2006 (unaudited);
- C. Correspondence for the previous period.

Item IV Committee Reports

Financial Report – Tessy Albin

- A. A bid was received from Allen and Cook to perform an audit. Bid needs to be revised for a "review" only as no audit is required at this time.
- B. A motion was made, seconded and carried to transfer excess operating funds of approximately 56k, to the reserve account.
- C. Final financial reports have been submitted for tax purposes.

Architectural Report – John Milner

- A. A motion was made, seconded and approved to elect Harris Hall to Chair this Committee.
- B. ADR pending – 3435 Lava Rock – will be addressed in Executive Session.
- C. Pool Gate 17111 Holiday Dr. –Board member Harris Hall, having a conflict of interest on this issue, did not participate as a Board member. A lengthy discussion ensued between the Board and the homeowner over the issue of a gate having been installed on the meadow side of their pool. The Architectural Committee had previously denied this request citing safety risks. The homeowners installed the gate based on a similar gate at a neighbors residence that also borders the meadow. The board voted to resolve the dispute by mandating that a locking mechanism be installed on the gate within 45 to 60 days.
- D. Fence 2870 Holiday Court – request to install a chain link fence. The Board would approve a wire mesh fence, not a chain link fence. The homeowners consented to install a wire mesh fence, and modify their request. A motion was made, seconded, and carried to approve.
- E. An Architectural Request submitted at the meeting will be held and reviewed at a later date.

Beautification – Chairperson, TBD

- A. Denise Duffy & Associates, Inc.'s **Habitat Assessment Report** for the Pond – The Board requested Sandor remove phrases such as “manual” and “hand removal” of vegetation as well as removing all references to “cattails”. Report to be sent to Sacramento for review.
- B. CFSV Grant – need someone working on this. John Milner will talk to Greg Potter to see if he will take care of this, if not, John will do it as deadlines are fast approaching.
- C. Planning for 2007 – Request via newsletter that all residents, submit any ideas to the management office. for continuing community beautification efforts.

LAFCO Committee – David Frazer

A motion was made, seconded and passed to elect David Frazer as the Chair for this Committee.

Item V Other Business

- A. Annexation - Mr. Raissi's property – Two neighboring Associations share this property. Attorney Jeff Barnett advised the Association that annexation of this property is not legally viable as it requires a vote of the membership. Recommends Mr. Raissi, along with his attorney, submit a proposal to the board for an agreement between the owner and the association to supply services to the homeowner in consideration of the owner paying the annual assessment.
- B. Legal Opinion – Executive Sessions
Dave Albin never got a response from legal counsel Jeffrey Barnett. It was noted that any response would need to have gone to the Board first. Legal counsel determined that the Executive Sessions were justified and met Civil Code requirements. Management will send a letter to Mr. Albin apprising him of legal counsel's findings.
- C. Storage Contract – It was decided by the Board that Nancy Schultz, Board Secretary, will take responsibility for the archives. A list will be composed of what documents are needed to be kept and for how long. Everything else will be shredded. The files will be consolidated and stored at Access Association Services, Inc. at a storage fee of \$5.00 per box per month.
- D. Current contracts – Management to comprise a list of all current vendor contracts to be reviewed by the Board at the next meeting.

Item VI Next Meeting Date

A motion was made, seconded and approved to hold a Board of Directors meeting on Thursday, March 1, 2007 at 7:00 p.m. at Ramada Inn.

Item VII Adjournment

There being no further business before the Board, the meeting adjourned at 8:48 p.m. to Executive Session to discuss IDR request submitted by a homeowner regarding architectural issues.