

**Holiday Estates Maintenance Association  
Board of Directors Meeting  
March 1, 2007**

**Board Members**

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

**Others Present**

Tim Dillon                      Access Association Services, Inc.  
Four Homeowners

**Item I            Call to Order**

John Milner, Board President, called the meeting to order at 7:01 p.m.

**Item II           Agenda Review**

Motion made, seconded and carried to approve the Agenda as presented.

**Item III          Board Appointment**

John Milner discussed board member, Frank Blenn missing the last three consecutive meetings and stated that two other homeowners have volunteered to serve on the Board. A brief discussion ensued and Frank committed to serving on the Board of Directors and participating in Board activities and discussions via e-mail and co-chairing the lower meadow committee.

**Item IV          Open Forum**

Homeowner in attendance reported a number of abandoned vehicles parked on Holiday Drive, specifically a Gold Buick and a Ford F-150. Management will arrange to have the vehicles tagged.

**Item V            Consent Agenda**

- A. Minutes of the January 24, 2007 Board of Directors meeting were approved as submitted;
- B. Correspondence from the previous period was reviewed and approved.

**Item VI          Committee Reports**

Financial Report – Tessy Albin

- A. The financial review submitted by Allen and Cook at a cost of \$2,500.00 was approved and is currently in process.
- B. Additionally, Tessy commented on the need to move some of the operating cash into interest bearing accounts and questioned other committees on financial requirements over the next several months. After a brief discussion on this matter, Tessy will make recommendations and submit them via e-mail to the Board of Directors.

Architectural Report – Harris Hall

- A. 17090 Copper Hill request to install a pond was approved as submitted.
- B. 17321 Lake View request to fill in a swimming pool was approved as submitted.
- C. Attorney letter regarding architectural violation moved to executive session.

#### Beautification – Co-chair, Frank Blenn

- A. Frank reported that last year lights were painted to prevent rust.
- B. The front sign is in need of renovation.
- C. The planter box at the entry needs re-planting.
- D. John Milner stated that he would pursue another grant for beautification of the common areas. A motion was made seconded and approved to have John pursue an additional grant and e-mail to the board for review.

#### Roads and Ditches – Sandor Drobilisch

- A. Sandor presented a written report on several issues, specifically the fabrication of leaf guards for several of the culverts that run underneath the roadways. The leaf guard would prevent blockages. Sandor suggested an estimate of \$12,000.00 to manufacture and install the leaf guards on all necessary locations. Sandor has installed a sample leaf guard in front of lot 457 on Holiday Drive and after the recent rain storms reported that it is working. A motion was made, seconded and approved to allocate the funds as requested.
- B. Sandor further reported on the rental of a high pressure water tank truck that was utilized to clean all of the blockages under roadways prior to the recent storms. Sandor suggested that the Association purchase a vacuum thrash pump at an approximate cost of \$2,700.00. This equipment would then be utilized exclusively for Holiday Lake Estates and rather than blowing debris from the ditches, it would be utilized to vacuum the debris out of the ditches into a truck or trailer. A lengthy discussion ensued regarding the purchase of additional equipment. It was determined that a one-time rental of a vacuum truck would be authorized with the current landscape contractors to test the feasibility and number of hours being utilized on this project prior to purchasing equipment.
- C. Sandor reported that all materials have been ordered for the three homeowners that are connecting to the Holiday Drive/Holiday Court drainage line.
- D. Harris Hall reported that a 6" drain line is being installed next to the lower meadow as requested by the committee.

#### Communication Committee – Nancy Schultz

Nancy left the meeting early, however, John Milner commented that the Quarterly Newsletter should be prepared and articles by the committees submitted to Nancy or the Management Office prior to the April meeting.

#### LAFCO Committee – David Frazer

- A. Dave Frazer suggested that the LAFCO Committee be renamed to the Annexation and Sewer Committee.
- B. Dave reported that the City has completed a new study of this project and it is currently at City Council for review. No significant developments in this area have been made until after Council reviews and reports.

#### **Item VII Other Business**

- A. Annexation - Mr. Raissi's property – Management has contacted Mr. Raissi and he has indicated that his attorney will be contacting the Board of Directors with alternatives to annexation of his lot into the Association. Management also provided a copy of Jeff Barnett's current letter suggesting other alternatives for the Raissi property.
- B. Current Contract Review:
  - 1. Landscape                      Gamino Landscaping - Lower Meadow
  - 2. Landscape                      Dennis Roath - Front EntryManagement will submit a sample specification to combine the two landscape bids into a single contract for the Boards review.

3. Ditch Cleaning      Donaldo's Gardening - Vertical & Horizontal

4. Ditch Cleaning      Roadway (no current contract)

Ditch cleaning – the Roads and Ditches Committee will be providing specifications for new contracts submitted to three vendors.

5. Chipping Service    Tree Tek - Annual Homeowner Cleanup

Chipping service current specifications will be submitted for three additional bids.

6. Management          Access Association Services, Inc.

The Board will prepare additional specifications for the Management Contract.

7. Towing                Day & Night

Management will obtain a revised bid from Day & Night Towing.

C. Dave Frazer suggested that any time Management includes copies of a homeowners personal check, the account numbers be blocked.

**Item VIII      Next Meeting Date**

The next Board of Directors meeting will be Thursday, April 19, 2007 at 7:00 p.m. at Ramada Inn.

**Item IX        Adjournment**

There being no further business before the Board, the meeting adjourned at 8:27 p.m. to Executive Session to discuss the attorney letters sent to a homeowner regarding an architectural violation.