

**Holiday Estates Maintenance Association
Board of Directors Meeting
April 19, 2007**

Board Members

John Milner	President
Eva Schaffer	Vice President
Tessy Albin	Treasurer (left at 7:45 p.m.)
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 (absent)

Others Present

Tim Dillon	Access Association Services, Inc.
Janeen Dillon	Access Association Services, Inc.
Seven	Homeowners

Item I Call to Order

John Milner, Board President, called the meeting to order at 7:02 p.m.

Item II Agenda Review

Dave Frazer presented the following items for discussion on this meetings' Agenda:

1. Holiday Estates Road closure requirements for prescriptive easement - Dave requested that management obtain a legal opinion from attorney Jeff Barnett on whether or not the road needs to be closed to maintain the private road status.
2. Website – Brief discussion ensued regarding maintenance of the current website. Dave suggested that the standards be raised and an outside service be hired to maintain the current site. Sandor Drobilisch will provide contact information on one source, management will provide additional bids.
3. Marina Update – Brief discussion ensued regarding the current status and ownership of the marina. No action was taken.
4. Electrical Repair and Lighting for Entry – Dave reported that the electrical cristry box in the entry is filled with water and the wiring is submerged. As this presents a hazardous situation, bids for repairs will be presented to the Board.
5. Road and Culvert Study and Repair Estimates – Sandor discussed obtaining an engineering bid for the remaining roadway repairs and suggested that the proposal he received is higher than necessary. Sandor will meet with the engineer to revise the pricing and report back to the Board.
6. Newsletter: Nancy Schultz reported that the newsletter draft has been circulated and the final version should be ready by the end of the month.
7. Doggie Clean-Up Bags for Meadow – Brief discussion regarding residents and visitors not cleaning up after their pets. Further investigation is warranted on the installation of a doggie clean up system for the Meadow area.
8. Sewer and Annexation Update – Dave Frazer gave a brief report on the sewer and annexation committee, noting that no new information was available at this time.

Item III Open Forum

New homeowners were present and requested information on architectural concerns with neighbors using canvas carport structures and requested information on removing. The Board responded that many structures are present in the community that are not architecturally approved and many of the

Board members suggested using a newsletter article to spruce up the neighborhood removing basket ball hoops, inoperable vehicles, RVs, tires, etc.

Item IV Consent Agenda

The Consent Agenda was approved as presented:

- A. Minutes of the March 1, 2007 Board of Directors meeting;
- B. Correspondence for the previous period.

Item V Committee Reports

Financial Report – Tessy Albin

Tessy Albin gave a report on the financial status on the period ending March 31, 2007.

Architectural Report – Harris Hall

Harris Hall gave a brief report on the architectural submissions over the past month noting that all requests have been processed.

Beautification – Co-chair, Frank Blenn

No report given.

Roads and Ditches – Sandor Drobilisch

Sandor reported that the drainage connections have been completed on three of the homes.

Communication Committee – Nancy Schultz

Report given during the Agenda Review.

Sewer and Annexation – David Frazer

Report given during the Agenda Review.

Item VI Other Business

- A. Ditch cleaning specifications were sent to five contractors with a deadline to respond by May 2, 2007. A new homeowner in attendance requested that he be allowed to bid on the ditch cleaning as he owns a local landscape firm.
- B. Landscape Proposals – Management provided bids from Cagwin & Doward, TruGreen Landscape, Jose Gamino and Donald's Gardening. The proposals for landscaping services at the front entry and lower meadow were combined. The bids ranged from a high of \$1,804.00 to a low of \$1,225.00.

After a lengthy discussion, it was decided to offer the two low bids an opportunity to compete and resubmit proposals to the management company with the intention of taking the lowest bid.

Item VII Next Meeting Date

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

Item VIII Adjournment

There being no further business before the Board, the meeting adjourned at 8:51 p.m. to Executive Session.