

**Holiday Estates Maintenance Association
Board of Directors Meeting
March 20, 2008**

Board Members

John Milner	President
Dave Frazer	Vice President
Tessy Albin	Treasurer (absent)
Gregg Potter	Secretary
Sandor Drobilisch	Director/Marina/Roads and Ditches
Harris Hall	Director/Architectural Committee (absent)
Frank Blenn	Director/Beautification Committee (absent)
Jess Macias	Director

Others Present

Tim Dillon Access Association Services, Inc.
Three Homeowners

Item I Call to Order

The Board of Directors meeting was called to order at 7:00 p.m. by Board President John Milner.

Item II Agenda Review

During the Agenda Review, President John Milner informed everyone present the procedures for Open Forum and addressing the Board.

John stated that homeowners will have an opportunity to present their issues or concerns after signing in with their name and address and will receive approximately three minutes to discuss issues.

The Board members are welcome to question homeowners in regards to their issues; however, Board discussions will be limited to information gathering only and should the homeowners' issue require Board decisions, they will adjourn to Executive Session to discuss.

The Board of Directors will, at all times, adhere to parliamentary procedure and each Board member will have an opportunity to have the floor without interruption and will address the Board President to be recognized prior to speaking.

These new procedures will assist the Board in hearing homeowner issues and will assist the Board in discussing issues in an orderly fashion.

Item III Open Forum

There were no Open Forum items discussed.

Item IV Consent Agenda

A motion was made, seconded and approved to accept the Consent Agenda as stated:

- A. Minutes of the February 28, 2008 Board of Directors meeting;
- B. Correspondence and Work Order Summaries.

Item V Committee Reports

Financial Report – Tessy Albin

- A. As Tessy was absent from the meeting, management gave a brief overview of the financial status for the association for the period ending February 29, 2008; commenting that the financials had been e-mailed to the Board Treasurer prior to the meeting and the response indicated there were no questions on the February financials.
- B. Management also reported that questions from the January financials were presented to the Board Treasurer and accepted as stated.
- C. John Milner called for a motion to accept the January 2008 and February 2008 financials, a second was received and the motion was carried unanimously.

Architectural Report – Harris Hall

- A. John Milner reported that the meeting request with 17890 Holiday Drive will be confirmed in April and that the owner had contacted management in regards to the meeting.
- B. 17535 Holiday Drive – The architectural request was submitted for fencing installations on the property and was reviewed by the architectural chair. However, other committee members had questions in regards to the installation and would like to arrange an on-site meeting prior to approving or denying the request. Management was directed to notify the homeowner that the request is being denied pending further review by the architectural committee.

Roads and Ditches – Sandor Drobilisch

- A. Sandor Drobilisch reported on a blockage of the culvert at Shady Lane and requested approval of the Board to proceed in cleaning the blockage. John Milner commented that this was within the budget of the Roads and Ditches Committee and it should proceed accordingly.
- B. Sandor reported that the ongoing construction at 17110 Copper Hill has created excess gravel that must be cleaned out of the ditch to return the drainage to its original condition. Management was requested to notify the homeowner accordingly.
- C. John Milner requested that the committee review the area at the entrance to the marina and consider crush stone to fill the area washed out by the January storms.
- D. Additionally, a resolution to the illegal parking in that area must be resolved as it further obstructs the roadways. After a lengthy discussion, a motion was made, seconded and approved to install a 'NO PARKING AT ANY TIME' sign on the same post as the 'NO TRESPASSING' sign and to notify the tow company to patrol this area and tow any vehicles without further notice.

Communications – Gregg Potter

- A. Gregg reported that the Lori Lane sign is on order and to notify the residents at 3215 Lori Lane that the sign is on order and will be replaced as soon as it is received.
- B. Gregg also reported on the bump signs that need to be repaired and requested management issue a work order.
- C. Regarding the newsletter – Gregg will be soliciting input from the other committees.

Sewer and Annexation – David Frazer

- A. Dave reported that there were no updates on the Annexation and Sewer Committee; however, Carl McCaw and John Chappell have volunteered to co-chair the committee. Dave will continue to be on the committee. A motion was made, seconded and approved to accept Carl and John as co-chair.

Beautification

- A. Plantings at the front entry were discussed. Management reported that these were placed on hold until a decision was reached regarding the lighting improvements.

Item VI Other Business

- A. Front Entry Lighting – Bid from T.E. Nichols was reviewed for installation of low voltage bullet lighting, or 120 volt bullet lighting. A lengthy discussion ensued regarding the ability of the bullet lights to sufficiently light up the Holiday Estates signage and a suggestion was made to install a high voltage flood lamp to achieve this goal. Motion made, seconded and approved to allow the funding for the lighting project not to exceed \$1,000. Management will contact the vendor with alternative lighting fixtures.
- B. Irrigation Boxes – motion made, seconded and approved to have Donald's Gardening lower all of the irrigation boxes in the lower meadow at a cost of \$200.00. Additionally, Donald will be instructed to lower the valves on three of the boxes in order to prevent further damage.
- C. Correspondence from 3450 Blue Grass Court – the Board reviewed correspondence regarding 3440 Blue Grass Court having personal property and debris on their property blocking the proper drainage of the property and allowing the neighboring lot to flood. The homeowner issues were reviewed by the Board, a motion made, seconded and approved to notify the owners of 3440 Blue Grass Court to attend a Board Hearing and to copy the Blight issues to the city of Morgan Hill.
- D. County Chipping Services – Dave Frazer reported on a conversation with the County of Santa Clara Fire Safety Commission stating that they have a program that offers a chipping service at no charge to the community. Dave will follow-up on this.
- E. Survey – Management reported on the survey from Ken Anderson identifying the property line of the Association in regards to the homeowner's lot at the entrance to the community. Based on a verbal discussion with the surveyor, we were informed that all of the trees that were damaged fall within the boundaries of Holiday Lake Estates and upon receipt of the written survey, the homeowner will be notified and the project for repairs scheduled. John Milner requested to be notified when the project is scheduled as it is his desire to save as many of the trees as possible.

Item VII Next Meeting Date

The next Board of Directors meeting is scheduled for Thursday, May 15, 2008 at Ramada Inn at 7:00 p.m.

Item VIII Adjournment

There being no further business before the Board, the meeting adjourned at 7:51 p.m. to Executive Session.