Holiday Estates Maintenance Association
Board of Directors Meeting
July 24, 2008

Board Members

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

Others Present

Tim Dillon	Access Association Services, Inc.
31 Homeowners	

Item I Call to Order

The Board of Directors meeting was called to order at 7:01 p.m. by Board President John Milner.

Item II Agenda Review

John requested that Shannon from the Santa Clara County Fire Safe Council be added to the Agenda prior to Open Forum to discuss the chipping project. Motion made, seconded and approved to accept the agenda as corrected.

Item III Open Forum

A. Shannon from the Santa Clara County Fire Safe Council addressed the members in attendance with questions regarding the recent chipping project. In general, the membership commented positively on the efforts of the Council in providing the free service to the community and additional requests were made for services to assist homeowners with cleaning up of their lots. Shannon requested input from the community and additionally requested that homeowners complete a satisfaction survey so the Council can determine if the project will be continued and rate the success of the program.

B. Homeowner Forum – President John Milner addressed the members in attendance, thanking everyone for taking the time to attend the meeting. John also requested that anyone requesting to speak at the meeting fill out a registration form and they would then be called in order of the forms presented and given three minutes to speak on the subject of their choice. John additionally commented that due to the number of homeowners attending the meeting, everyone would have an opportunity to speak and requested that the members and board of directors allow each member to present their issues without interruption and questions would be entertained at the end of each member's discussion.

Homeowner comments were as follows:

- Homeowner request to allow more usage of the marina area and even consider a committee to contact the county to open that area for Holiday Estates residents.
- Request that the board of directors remove the "No Parking" signs and bollards from the marina area to allow easier access.

- Homeowner stated that communications have been lacking from the board of directors as evident by the late delivery of the chipping newsletter article and the installation of the speed bumps.
- Homeowner suggested what lesson the board may have learned on the recent speed bump installation and asked the board to involve homeowners in the decision process.
- Homeowner requested information on why Holiday and Raccoon Courts were not repaired and slurry sealed this year.
- Homeowner commented on the maintenance in the meadow area, specifically, that gophers and ground squirrels are creating hazards in the park and the sprinklers are over-watering the area as well as an oak branch hanging over the roadway, being a potential hazard.
- Homeowner commented on how thankful she is to live in such a beautiful community.
- Homeowner commented on speed bumps and the installation of the rubber speed bump versus the existing asphalt speed bumps, suggesting that the striping on the road be made narrower to encourage people to stay within the lines on the roadway.
- Homeowner commented that communications have improved somewhat, however, other issues should require more homeowner input, such as the lower meadow, the marina and the location of speed bumps.
- Homeowner commented that speeding in the community really has no consequences and that speed bumps will not resolve the issue.
- Homeowner commented that the board should consider towing and implementing parking permits for all residents. Homeowner also commented that volunteers would have to be formed to help police the issue.
- Homeowner commented on mountain lion sightings around his home on Trail Ridge Lane and requested homeowner involvement in notifying the police department of any additional sightings.
- Homeowner commented on obtaining a petition during the two-week installation of the test speed bump and suggested that the board did not communicate to the homeowners and requested that the board involve committees and volunteer homeowners for future decisions.

At the conclusion of Open Forum, after approximately one hour, the Open Forum session of the meeting was formally closed. President John Milner thanked the homeowners for their comments and suggested that many of the comments made at the meeting tonight will be incorporated into board decisions further in the meeting and that all homeowners were welcome to stay during the closed portion of the board of directors meeting.

Item IV Consent Agenda

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

A. Minutes of the May 15, 2008 Board of Directors meeting and Executive Session;
B. Correspondence and Work Order Summaries.

Item V Committee Reports

Financial Report – Tessy Albin

Tessy Albin commented on the financial status of the association for the period ending June 30, 2008, noting that there were higher levels of uncollected dues this year due to foreclosures. However, the association was running ahead of budget. After a brief discussion, a motion was made, seconded and unanimously approved to accept the financial report as presented.

Architectural Report – Harris Hall

Harris reported the following architectural requests:

- 17020 Holiday Drive & 17010 Holiday Drive were referred to Executive Session as the homeowners were present.
- 17160 Holiday Drive & 17890 Holiday Drive were additionally referred to Executive Session.
- Harris commented on the current architectural requests pending:
    1) 3205 Lori Lane was discussed regarding landscape improvements, specifically the installation of grape vines to cover the hillside on the lot. After a brief discussion, a motion was made, seconded and approved to approve the request as presented.
    2) 3395 E. Dunne Avenue – Remodel request was placed on hold pending further review.
    3) 17790 Manzanita Drive – Paver installation was briefly discussion. Motion made, seconded and approved with Dave Frazer abstaining, to allow the installation as proposed.

Roads and Ditches – Sandor Drobilisch

- Sandor reported on the installation and removal of the test speed bump on Holiday Drive, stating that specifications have been obtained from Check Management Systems for standard asphalt speed bumps at a cost of approximately $2,000 each. Sandor further commented that the existing speed bumps in the community were measured by him, and the specifications were sent to Check Management Systems to include in their specifications sheet.
- Sandor additionally reported on the chip and slurry seals in the complex, noting that several meetings with Graham Contractors have resulted in concerns regarding the chemical mix in the product and they will be investigating and replacing surface failures.
- The prescriptive easement signs and cross traffic signs have been purchased and will be installed within the next two week period. Sandor also requested authorization from the board to dispose of the old rubber speed bumps as they are not recyclable. Jeff Macias volunteered to store the speed bump until the board can determine a disposition.
- Ditch Cleaning – Sandor suggested that the board renew the contract with Gamino Landscaping for cleaning of the ditches as the current contract is a nine month contract that expired in April. Additionally, Sandor requested bids be obtained for asphalt repairs on Holiday and Raccoon Courts as requested by a homeowner.

Communications – Gregg Potter

Gregg reported that the web site has been updated and now contains current minutes and newsletters. Additionally, Gregg stated that he is working towards updating the yahoo group site to contain the same documents. Gregg requested assistance from the members in attendance who discussed communication issues, requesting that volunteers be solicited for producing the association newsletter. Additionally, Gregg suggested that a “Frequently Asked Questions” list be developed and posted on the web site to assist owners in answering some of the day to day questions. Gregg also commented that the Movie in the Meadow and association picnic are scheduled for Saturday, July 26th and the picnic for Saturday, August 6th. Lynn Potter also commented that volunteers to assist with the picnic are welcome and to contact her or Gregg with any questions.

Beautification

No formal report was submitted.

Sewer and Annexation – Carl McCaw and John Chappell

John Chappell reported on the recent meeting with the Santa Clara County Department of Environmental Health, who has formally responded to the questions put to the county in regards to the sewer and septic issues. John noted that the health department has reversed their opinion on allowing

homeowners to repair septic systems within 200 feet of the lake. This is an important decision and John suggested that the information be posted on the association web site as soon as possible.

Item VI Other Business

A. Tree repairs and replanting were briefly discussed by management, stating that the project has been completed.
B. Speed Bump Discussion – President John Milner asked each board member for their comments on the installation of speed bumps in the community to control speeding. Based on the comments from the owners in attendance, each board member submitted their opinion and preference for continuing to try and address the speeding issues. Several options were discussed, including many of the suggestions made from the membership at this meeting. After a lengthy discussion, a motion was made, seconded and unanimously approved to form a committee with Jess Macias as the chairperson, as well as a group of volunteer homeowners and board members to review options and make recommendations for the addition of or elimination of speed bumps within the community and additionally, the committee will be directed to provide information for measuring the success of any recommendations they may make. A motion was made, seconded and unanimously approved to table this matter pending recommendations from the committee.

Item VII Next Meeting Date

The next Board of Directors meeting is scheduled for Thursday, September 18, 2008 at Ramada Inn at 7:00 p.m. at the Ramada Inn.

Item VIII Adjournment

There being no further business before the Board, the meeting adjourned at 9:02 p.m. to Executive Session.