

Holiday Park Homeowners Association

Board Meeting, January 2005

Date and Time: January 4, 2005

Location: Home of Melissa and David Santucci
15725 Kingscrest Circle

Board Members Present:

Judy and Mario Del Puerto, Tom Greene, Nori Kazdoy, Mila Senn, Melissa Santucci, Acting President David Santucci and President Matt Bach

Also Present: Nancy Bamberger, Joan Huntley (secretary) and Wally Huntley

The meeting was called to order at 7:00 p.m. by Acting President David Santucci.

Minutes of the December Board Meeting (December 7, 2004) and the Annual General Meeting (December 9, 2004) were approved as submitted.

David Santucci reported that receipts of monthly dues and the 2004 special assessment are progressing fairly well. Notices of January dues and the 2005 special assessment will be going out to residents within the next week.

The sub-committee investigating management companies reported that they plan to see one more company and also to meet with Bill Johnson of Alternative Management Group another time. Judy Del Puerto submitted a synopsis of feedback from references submitted by Alternative Management Group that she checked in December. All three references were uniformly positive about their dealings with AMG. The sub-committee has set a target date of March 1, 2005 for making a recommendation to the Board.

David Santucci presented the board with a breakdown of volunteer opportunities and/or administrative responsibilities necessary for efficient management of the park. Board members discussed the general areas and the breakdown of jobs and responsibilities within each area. The goal is to involve as many residents as possible in park maintenance and improvement while keeping the tasks broken down to a size that will not consume an inordinate expenditure of time or effort by any one person.

David Santucci solicited comments and further suggestions from the board members as to the priorities set for 2005.

President Matt Bach reported that work on the pool is going smoothly.

A motion to raise the limit to \$1,000.00 for requiring three or more bids for work done in the park was approved unanimously. Bids will still require approval of the Board.

Two bids submitted by Mario Del Puerto were approved unanimously; the first for repairs to the pump house and the second for repairs to the restroom and kitchen buildings. Work will begin as soon as possible.

The meeting adjourned at approximately 8:10.

The next Board meeting will be Tuesday, February 1, at 7:00 p.m.

Joan Huntley, secretary