

## **Holiday Park Homeowners Association**

### **Board Meeting , February, 2005**

**Date and Time:** February 1, 2005

**Location:** Home of Judy and Mario Del Puerto  
15725 Terrace Lawn Circle

**Board Members Present:**

Judy and Mario Del Puerto, Tom Greene, President Matt Bach and President-elect David Santucci

**Also Present:** Nancy Bamberger, Joan Huntley (Secretary), Wally Huntley and Bill Johnson of Alternative Management Group, Inc.

The meeting was called to order at 7:00 p.m. by president-elect David Santucci.

Minutes of the January meeting were approved as submitted.

The board approved Nancy Bamberger as circle representative for Overmead Circle, replacing Brian Bynum.

Matt Bach and Dave Santucci will contact homeowners who are delinquent with payments of monthly dues and/or special assessments. Tom Greene will contact residents on Havenrock Circle who are not up to date with payments.

Matt Bach reported on the status of the pool project. Work has been delayed some because of the recent heavy rains. Work on the trellis will begin as soon as weather permits and Roger Kirkpatrick will start soon to put in the root barriers on the west side of the pool area. Matt presented proposals from Phil Martin for additional work to be done while the pool is being repaired. The board voted unanimously to approve additional work, including installation of a dedicated cleaner line, new grab rails and handrails, refilling the pool filters, and installation of a Poolmiser AutoFill and water run and hook-up w/valve for the AutoFill. Phil Martin will get two outdoor fans to be installed on the new trellis area. The board commended Mario Del Puerto for the excellent job done on refurbishing the pump house.

Bill Johnson of Alternative Management Group, Inc. spoke to the board about the way his company would handle park maintenance and violations, his billing and deposit procedures and the way delinquencies would be handled. AMGI would provide HPHA with a financial statement each month and board members would sign checks, not the management company. In addition a representative of AMGI would attend all board meetings until both parties are comfortable with the new arrangement.

Billing will be on a quarterly basis. The board thanked Mr. Johnson for his clarifications and he was excused.

After Mr. Johnson left, Dave Santucci, Matt Bach and Judy and Mario Del Puerto reported their findings on management companies that they had visited and/or researched. The committee was unanimous in its recommendation of Alternative Management Group, Inc. The board voted unanimously to approve the selection of Alternative Management Group, Inc. to assume management of the park as of March 1, 2005. There will be an audit of the park's books before the handover and AMGI will be provided with a copy of HPHA Documents of Covenants and Restrictions and all pertinent amendments and policies.

Tom Greene reported on electrical work being done in the park. The light on the pavilion has been fixed but the problem with the park light was not corrected. It appears that a wire broke underground and no power is reaching the light. Weather permitting, Tom and Van Martin, the park electrician, will be in the park next weekend to try to find the break. Tom looked at outdoor fans for the new trellis area and felt that perhaps Phil Martin could find a better price or might suggest where else Tom might check.

Dave Santucci informed the board that on Sunday afternoon December 26<sup>th</sup>, 2004, there was a dog fight in the park common area between Rosie, owned by Buddy Pond of 15735 Havenrock and Priscilla, owned by Arlene Robinson of 15742 Overmead. Priscilla received a severe bite on the ear and was brought to the animal emergency room.

The board voted unanimously to distribute a flyer and to post signs with the dog leash requirements of the park and the Dallas City Code pertaining thereto on the posts where doggie bags are. Mario Del Puerto will order four signs.

The meeting closed at 8:04 p.m. The next board meeting will be Tuesday, March 1 at 7:00 p.m. at the home of Nancy and David Bamberger, 15721 Overmead Circle.

Joan Huntley, Secretary