

Holiday Park Homeowners Association

Board Meeting, May, 2005

Date and Time: May 3, 2005
7:00 p.m.

Location: Home of Joan and Wally Huntley
15712 Covewood Circle

Board Members Present:

Sue Bach (Covewood), Nancy Bamberger (Overmead), Mario Del Puerto (Terrace Lawn), Tom Greene (Havenrock), Nori Kazdoy (Daleport), Mila Senn (Mapleview), Gregory Simpson (Regal Hill) And President Dave Santucci

Also Present: Joan Huntley, (Secretary), Wally Huntley, and Bill Johnson, Ed Ambrose and Suzanne McLean of AMGI

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

Minutes of the April meeting were approved with one correction. The April meeting was chaired by Mario Del Puerto, not Tom Greene.

Suzanne McLean of AMGI presented her financial report to the board. After researching insurance companies, AMGI was unable to find a better rate, so we will retain our present insurance company. The policy was renewed.

Suzanne outlined AMGI's policy for dealing with late payments. The first step is a phone call, followed by a friendly reminder by mail. AMGI then will send out three subsequent letters:

- #1. Reminder
- #2. 2nd reminder
- #3. Certified letter.

Paychex will no longer be used to pay pool attendants, who can be treated as contract labor. AMGI will issue 1099's at the end of the year.

The HPHA Post Office box will be continued through May. After June 1 all mail will be forwarded to AMGI.

Ed Ambrose of AMGI reported on park maintenance. The light in the park near Barbeau's house is now OK, but is still dim. There have been car window incidents on Havenrock and Kingscrest and board members were asked to remind residents on their

circles to be vigilant for the presence of strangers or roaming groups of youths. Some members felt that the solid board fences at the end of the alleys at Kingscrest and Mapleview provide too much screening and shelter for intruders who use these areas as a place to drink or do drugs. The board will look into the possibility of replacing the solid fences with wrought iron fences in order to discourage these areas from being used as congregating places for undesirables. Board members were encouraged to walk the property around their circle and evaluate problems and safety issues. It was suggested that homeowners be required to furnish background checks on renters. AMGI will bring the necessary forms to the next meeting. Another volunteer opportunity for the park would be a person who would check with local police to keep tabs on the whereabouts of paroled sex offenders (Meghan's Law) and keep residents informed.

Ed is continuing to walk the park and make notations of code violations. At the next meeting he will present his list of violations and discuss with the board which are deemed serious enough to require notifying the homeowner that action is required. AMGI's policy, once they are familiar with the park, will be to send out "friendly reminders" to homeowners who do not maintain the property for which they are responsible. Homeowners are responsible for a certain amount of upkeep on common areas adjacent to their own property, but it is possible that some are not aware that this is required of them. Dave Santucci will research the responsibilities and report back to the board. It was suggested that AMGI could include a checklist with the quarterly bills, reminding homeowners what is expected and what constitutes a violation. Board members should encourage residents with problems to call AMGI.

Sue Bach reported that work is coming to an end on the pool and should be completed by the end of May. Mila Senn volunteered to take charge of the pool Fix-Up day and suggested that it be combined with Summer Celebration day, with fix-up in the morning and celebration later in the day. Sue Bach and Mario Del Puerto offered to help Mila with plans for both activities. A date will be set soon and members will be notified.

The meeting was adjourned at approximately 8:00 p.m.

The next board meeting will be June 7, 2005 at the home of Sue and Matt Bach, 15746 Covewood Circle (972-387-4524).

Joan Huntley, Secretary

