

Holiday Park Homeowners Association

Board Meeting November 1, 2005

Date and Time: November 1, 2005
7:00 p.m.

Location: Home of Sue and Matt Bach
15746 Covewood Circle

Board Members Present:

Nancy Bamberger (Overmead), Bo Bennett (Covewood), Judy and Mario Del Puerto (Terrace Lawn), Tom Greene (Havenrock), June Hansen (Daleport), Nori Kazdoy (Daleport) and Matt Bach (President)

Also Present: Joan Huntley (Secretary) and James Martin (Havenrock)

The meeting was called to order at 7:00 p.m.

Minutes of the October meeting were approved as submitted.

June Hansen has offered to share circle rep duties for Daleport with Nori Kazdoy and Bo and Tony Bennett have offered to serve as circle reps for Covewood. At this time, Regal Hill has no circle rep. Mila Senn has offered to coordinate social activities and concerts, James Martin has offered to re-do the flower bed at the flagpole site, Tom Greene will handle electrical problems, Dave Santucci will serve as treasurer and arrange for audits, July Del Puerto will assist with collections and Matt Bach has agreed to serve as president.

The semi-annual meeting will be December 7 and we need to collect votes on the budget and for approval of circle reps. Circle reps will be asked to contact each family on their circle and collect proxy ballots.

The board discussed strategies for improving collection of dues (assessments). Some of the suggestions were:

- Eliminate monthly payments (go to quarterly, semi-annual or annual payments only)
- Send out monthly invoices
- Offer a \$5.00 discount as an incentive for prompt monthly payment
- Offer a discount to those who arrange with the bank for automatic monthly withdrawals

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- Levy charges as provided in the documents of Covenants and Restrictions when payments are late

None of these ideas were voted on as this was strictly a brainstorming session. Matt Bach and Dave Santucci will formulate a collections policy, have our attorney review it and bring it to the board for approval.

Judy Del Puerto sent out letters on October 28 to seven of the worst offenders (people who are several months in arrears) stating that if we did not hear from them in seven days we would file a lien on their property.

There are three vacant houses on Terrace Lawn and new residents on Mapleview and Overmead. Circle reps will be asked to get information (prices, etc.) about houses for sale so the entire park can be informed.

In other actions, the board approved Melissa Santucci as vice-president of the board and coordinator of communications for the park, approved the latest request by Armando Rosado for renovations to his patio at 15715 Covewood and voted to have Daniel mow and trim the Ismailoff yard at 15756 Terrace Lawn and we will bill the estate for the charges.

It was reported that the fence at the Crowder house at 15725 Overmead is in disrepair and their dog is often loose. Matt will call and talk with them. Laura Peitzer of 15731 Terrace Lawn has reported that her fence is being kicked in and her dog is escaping. There is a possibility that teenagers who frequent the park on weekends are to blame or that the dog itself is doing the damage. Residents will be asked to be vigilant regarding strangers in the park, especially after dark.

Melissa Santucci has completed the roster of resident names and addresses. Joan Huntley will have copies printed up and sent out to residents with flyers stating that these are a temporary fill-in until the new directories come out.

The next board meeting will be Tuesday, December 6. The semi-annual meeting will be the next night, Wednesday, December 7 at the library of Westwood Junior High School.

Joan Huntley, secretary

