

## **Holiday Park Homeowners Association**

### **2005 Annual Meeting**

**Date and Time:** December 14, 2005  
7:00 p.m.

**Location:** Westwood Junior High School Library

**Board Members Present:**

Warren Adler (Regal Hill), Bo and Tony Bennett (Covewood), Tom Greene (Havenrock), June Hansen (Daleport), Douglas Kazdoy (Daleport), Matt Bach (President), and Joan Huntley (Secretary)

**Also Present:**

Sue Bach, Brad Buckman, Carol Drake, Linda Purvis-Ellis, Ray Ellis, Wally Huntley, Dianne and Don Popken, Cathie Sells, Thuy and Loc Tran, Steven W. Barrow of Animal Services of Dallas and Robert Burns, Candidate for Judge, Criminal District Court 1

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

Robert Burns, Candidate for Judge, Criminal District Court 1, introduced himself to the group and explained his credentials, his reasons for running and his philosophy of the criminal district court system. Mr. Burns elected to stay for the remainder of the meeting and offered to answer questions or discuss issues after the meeting.

Officer Steven W. Barrow of Animal Services of Dallas explained the functions of his department in dealing with wild animals, especially coyotes, in our area. Traps are available to area residents by calling 311 or 214-671-0311. Officer Barrow emphasized that his department has had limited success in capturing wild animals, and his advice to residents was to be aware of the presence and the danger of predators in our area and to be extremely watchful with small pets such as dogs, cats and bunnies, especially in the evening and nighttime.

Matt Bach, president, announced that sufficient "Yes" proxies/ballots had been received to approve the 2006 operating budget and to approve the nominated candidates for Directors (circle reps) for the circles facing Arapaho beginning January, 2006.

Signature Bank will offer lock box service, on-line banking, direct debit and night deposit services to the association. Forms for direct debit will go out with the next quarterly billing.

Linda Purvis-Ellis asked the park to look into the drainage problem on the east side of the park, specifically around her home at 15731 Kingscrest.

The president explained the reasons for dropping AMGI as a management group for the park, but said that at some time in the future we may need to consider another outside management group.

The new collections policy (copy attached) was distributed and explained.

We have bids for the tennis court renovations. Additional emphasis will be placed on collections so that we can proceed with the work. Anyone who is interested in serving on the tennis court committee should contact Matt Bach.

Matt spoke of the need for a professional planner to take a long term look at the park and codify what can and cannot be done and help the board set priorities.

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

Joan Huntley, secretary

Holiday Park Homeowners Association  
**Collections Policy**

The following collections policy is meant to encourage the homeowners of Holiday Park Homeowners Association (HPHA) to stay current with their dues\*, and to Provide consistency to HPHA's collections efforts when dealing with homeowners who become delinquent in the payment of their dues.

1. When a homeowner is in arrears by two (2) months, the Board will attempt to contact the homeowner.
2. When a homeowner is in arrears by four (4) months, the Board intends to refer the matter to the association's attorney for collection.
3. When a homeowner is in arrears by five (5) months, the Board reserves the right to instruct the association's attorney to proceed with all legal action available to the association.

**Please note that HPHA has a lien on your property to secure the payment of assessments. If necessary, HPHA's Board may seek a foreclosure sale of your property to obtain payment of the delinquent account.**

Steps 1-3 can be suspended if an owner agrees and adheres to a payment plan. Typically payment plans should be structured so that, the outstanding balance will be made current in less than 12 months, or so that payments are not less than \$150 per month.

Homeowners are encouraged to use Signature Bank's monthly, quarterly direct debit payment option. With your approval, Signature Bank will debit your checking or savings account so that your HPHA dues will be paid automatically.

Attorney's fees, as well as other costs of collection, will be added to the account balance of the delinquent homeowner.

Commencing January 1, 2006 interest at 8% per annum will be added to the delinquent homeowner's account balance.

The Board reserves the right to modify this collection policy at any time without waiving any legal remedy available to the association.

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(\*) "Dues" meaning assessments including any special assessments.

