

HOLIDAY PARK HOMEOWNERS ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING - NOTES

December 1, 2009 at 7:00 p.m.

Location: Dave & Melissa Santucci's house, 15725 Kingscrest Circle

Attendance: Matt Bach, Melissa and Dave Santucci, Donna Buschardt, Tom Greene, Vas Vasanthkumar, Jim Martin.

- We will wait to approve Nov meeting minutes when they are available.

Administrative Updates:

- Review financial position and delinquent dues - two residents are severely delinquent. Dave and Matt will continue to work on minimum weekly or monthly payments for those.
- Thank you to Circle Reps for help collecting votes after Annual Meeting

We Confirmed and Thanked all Arapaho Side Circle Reps:

Mike Lattman, Regal Hill
Jim Martin to cover Terrace Lawn
Nancy Bamberger, Overmead
Cathy Sells, Kingscrest

Motion to approve Board Officers:

Donna Buschardt made a motion to approve Board officers for 1-year terms as listed below. Jim Martin seconded. Motion was passed by all yes votes.

Matt Bach, President
Melissa Santucci, Vice President
Dave Santucci, Treasurer
Joan Huntley, Secretary
Sue Bach, Pool Chairperson

Based on new voting rules, as approved in annual meeting vote, we now have 13 voting board members; 8 Circle Reps and 5 Officers. A quorum will be 7, with a majority being 4 as minimum required to pass a motion.

Architectural Control:

Board agreed that Architectural Control process and broad issues are subject to Board approval. Board needs to develop a policy on Sheds. Will start with City of Dallas policy and review/revise from there.

Architectural Action Committee (currently Matt Bach and Donna Buschardt, working with Dan Robison, contractor) will work on monthly activity and violations. We could use another member or two on this committee. AAC updates to Board monthly on activities.

Garlands for Xmas:

Thanks to Circle Reps for putting up garlands and bows on street sign poles.

Board Committees:

Matt will circulate list of Park Committees and jobs that need to be covered by board members and volunteers prior to the January meeting, where we will each take some assignments.

Board Priorities and Planning for 2010

Management transition:

- We will form a committee to pursue identifying property manager candidate. Progress will continue between monthly meetings. Currently Matt and Melissa are working on it. Matt has talked to a few candidates with relevant experience for part-time property management work for HPHA.
- Develop job description/task list.
- Part Time Manager is likely to require monthly dues increase of \$25+ per home.

Long Range and Five Year Plan Next Steps:

- Implementation / funding of Long Range Plan and Five Year Economic Plan. Need to form a committee for this effort as well, in order to keep up momentum.

2010 Timeline:

Jan - Jul

Management candidate research, make a selection, board members need to stay involved, committees will be working in between board meetings

Jul - Oct - HOA-wide

Member meetings, communicate management transition plan, prepare for a vote at a special meeting in Oct.

Architectural Action Committee:

- ACC monthly review of ongoing issues by Architectural Action Committee
- Recent letters to 15745 and 15746 for mowing/edging along Arapaho.
- We need to confirm the correct week to set out trash. Matt to begin sending out Park-wide emails noting which week at the beginning of each month.
- In Jan have Dan Robinson to issue letters for obvious issues while on his walk, without waiting for back and forth to AAC.
- Board Member to walk HPHA and report for Dec will be Melissa Santucci

Park security

- Will install gate at west-end common area, (similar to east-end).
- Put up No Soliciting signs at corners of HPHA
- Circle Reps pass out auto stickers, MCB to give out along with flyer

Communications:

- Upcoming Holler: will include list of opportunities to volunteer for HPHA. Any other info?
Please send any updates: Congratulations, Condolences, etc, to Melissa.

- HPHA website: updating for 2010, including HPHA By-Laws and Welcome Packet
- Directory: Melissa working on so can issue early in 2010, along with full Welcome Packet. We looked at a sample page and reviewed what should be listed in Directory this time around. Proposal is: Names (adults and children), Street Address, Primary Email, Primary phone and Owner name, if home is rental.

Resident Updates:

New Renters:

- 15756 Terrace Lawn - Karen Koenig and Jim Mahoney
- 15725 Mapleview - Emmanuel Sambuis (and family soon to follow)

Houses for sale / lease:

- 15705 Regal Hill - Irby's
- 15741 Regal Hill - Grace Maternity Home (for sale ~\$295K) need to remove fence in front yard before resale certificate issued

Miscellaneous:

- We will give small Holiday gifts to: Daniel, Van, Police and Firemen.

The next meeting is Tuesday, January 5, at 7:00 PM at Matt & Sue Bach's house

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