

## Holiday Park Homeowners Association Monthly Board of Director's Meeting – January 5, 2010

Meeting held at 7pm at home of Matt Bach, President, at 7:00 pm

Attending: Matt Bach, Sue Bach, Melissa Santucci, Tom Greene, Jim Martin, Angela Gassiott, Ivy Gold, Mike Lattman, Cathy Sells

### **Administrative:**

Tom Greene moved to approve Dec '09 meeting minutes. Motion seconded and passed.

Reviewed financial position and delinquent dues - three residents are delinquent. Matt reviewed delinquents procedure. Next step on these 3 is to file liens. Matt to confer with Dave Santucci, Treasurer. Board supports following the procedure.

Confirm New Circle Reps:

Tom Greene moved to approve new Circle Reps for Arapahoe. Motion seconded and passed.  
Jim Martin, representing Terrace Lawn  
Mike Lattman, Regal Hill  
Nancy Bamberger, Overmead  
Cathy Sells, Kingscrest

Signed up for 2010 meeting locations. See Attached. Schedule to be circulated and posted on website (Melissa) Ideally, the location of the Board meetings will rotate among HPHA's circle streets, and a special invitation to attend the meeting will be extended to those residents living on the circle street where the meeting is being held.

Reviewed and Signed up for Circle Rep Job responsibilities & Other Volunteers.  
Matt to circulate the updates. Request for more volunteers will go out in Holler

### **Planning for 2010:**

Management transition – Reviewed need to Manager to take over much of what Matt, Dave, Sue and Melissa are now doing. Estimate is 15-20 hours/month. Likely to mean a dues increase of around \$25/month per homeowner. Roughly \$30/hour.  
Reviewed some of the job responsibilities; keeping books, collections, ACC, etc. Details of Pool Management must be worked out. We need a certified pool manager, per city code.

Implementation / Funding of Long Range Plan and Five Year Economic Plan Timeline –  
Jan – Jul '10: Search and Identify Property Manager.  
July – Oct '10 HPHA meetings to prepare for vote re; Property Mgr, likely dues increase.

ACC Next Steps:

We need to develop policy on sheds, similar to policy on fences. The Grace Maternity property on Regal Hill could be an initial case, when property is sold. Shed was not shielded from Park view, as originally planned.

## Architectural Control Committee

Matt confirmed that the Board serves as the Architectural Control Committee. Board members agree.

Architectural Action Committee (Matt, Donna Buschardt, Dan Robison) will continue to work with Dan Robison to review monthly reports. Issues will be reported to Board monthly.

ACC monthly review: 2 issues required residents to pay for maintenance done by HPHA  
15746 Kingscrest - Edge walk along Arapaho  
15745 Kingscrest - Mow yard and edge walk, remove loose bricks along Arapaho

In Jan, have Dan Robison to issue letters for obvious issues while on his walk  
Melissa Santucci walked HPHA in Dec. Reviewed with Board and turned in report to Matt.  
Board Member to walk HPHA for Jan – Matt. Monthly walk to include rear walkways.

Cathy Sells noted that Kingscrest Yard of Month sign is worn out. CS to bring to Matt for replacement with new sign.

Holiday decorations on Signposts should be taken down by Circle Reps.

### Other Business:

Melissa to circulate updates to directory so can issue a new one early in 2010, along with full Welcome Packet

Next Holler in development (send any info to Melissa). Condolences notes for Brad Buckman's father(?), Dave Bamberger's mother and Jimmy Ellis' dad.

Thank you note received from Dallas Police Chief for holiday fruitcake.

### New Residents:

15745 Mapleview – Kyle and wife  
15746 Terrace lawn – Karen Koenig and Jim Mahoney  
15725 Mapleview – Emmanuel Sambius and family

Circle Reps should meet new residents.

### Houses for Sale:

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, shield shed?*

The next meeting is Tuesday, February 2, at 7:00 PM at Mike Lattman's home on Regalhill

Thanks all!

**HOLIDAY PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETINGS - 2010**

Month	Date		Time	Location - Host
January	5	Tuesday	7:00pm	Matt & Sue Bach, Covewood
February	2	Tuesday	7:00pm	Mike Lattman, Regalhill
March	2	Tuesday	7:00pm	
April	6	Tuesday	7:00pm	
May	4	Tuesday	7:00pm	
June	1	Tuesday	7:00pm	HPHA Swimming Pool
July	6	Tuesday	7:00pm	Ivy Gold, Covewood
August	3	Tuesday	7:00pm	Angela & Grant Gassiot, Regalhill
September	7	Tuesday	7:00pm	
October	5	Tuesday	7:00pm	
November	2	Tuesday	7:00pm	Matt & Sue Bach, Covewood
November	4	Thursday	7:00pm	Westwood Junior High School - the library
December	7	Tuesday	7:00pm	Santucci, Kingscrest

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