

**Holiday Park Homeowners Association
Board Meeting – April, 2010**

Date and Time: April 14, 2010

Location: Home of Matt and Sue Bach, 15746 Covewood Circle

Board Members Present: Grant Gassiott (Daleport), Ivy Gold (Covewood), Tom Greene (Havenrock), Mike Lattman (Regal Hill), James Martin (representing Terrace Lawn), Cathie Sells (Kingscrest), Matt Bach (President), Melissa Santucci (Vice President)), and Joan Huntley (Secretary)

Also Present: Edna Carrillo (Overmead), Wally Huntley (Covewood), George and Jean Jackman (Overmead), Gary Popken (Overmead)

Matt distributed a letter he is preparing to send to park residents regarding hiring a professional manager. He reviewed the rationale for the change, and presented a timeline for the board for the next six months. He proposes that we hire someone beginning in July for a six-month trial period. He also distributed a copy of the budget and went through the items identifying and explaining places where enough adjustments can be made to result in a total savings of \$10,000.00, allowing us to pay a manager for a six-month trial period without raising dues for this year.

The formal board meeting was ended and the floor was opened to questions and discussion from all present. Some of the questions and areas of concern were:

- Would a manager be an employee of the park or a contract worker?
- Is there a formal job description for a professional manager?
- Should we consider the alternative of having this work done by park volunteers?
- Will anyone we hire be bonded?
- Will the board insure that we have proper legal documents approved by an attorney regarding liability issues – even when the hiring is done on a temporary basis?
- George Jackman offered to help Matt identify areas of concern and possible solutions.
- CPM (Certified Property Managers) may be able to provide us with a list of certified managers who are presently available.

Joan Huntley, secretary