

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

Date and Time: May 4, 2010

Location: Home of Mike and Michele Lattman, 15712 Regal Hill 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), Valerie Voges (Havenrock), Matt Bach (President), Melissa Santucci (Vice President), David Santucci (Treasurer), and Joan Huntley (Secretary)

Also Present: Linda Becken (Daleport), Sharon Hassell (Daleport), Gary Popken (Overmead), Connie Rodgers (Mapleview), Thuy Tran (Regal Hill)

Minutes of the April 14 meeting were approved as submitted.

Correction to previous minutes: Mike Lattman and James Martin, present at the March 2, 2010, board meeting should have been listed as members of the board, not just as park residents present. Correction was approved.

Financial position: Finances are generally good, with a little over \$24,000.00 in the park account. There are 13 delinquent homeowners, 3 or 4 of whom are 3-4 months in arrears.

Management transition: Matt reviewed the timeline and the rationale for transition to a professional manager

June 1: The board will select a property manager for the trial period.

July 6: Semi-annual meeting. The property manager will be introduced and the transition will begin.

July-November: Homeowners and board will monitor the benefits and results of the property manager as well as contributions of HPHA resident volunteers.

Board will refine specific tasks – and amount of time - required of property manager, and thereby determine size of dues increase.

Discussions: The floor was opened to questions from the board regarding transition to professional management and then to questions from others present.

Matt distributed copies of the duties that will be expected of the professional manager and noted that the manager will be the contact person for residents, vendors, and volunteers.

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Motion approved: The following motion was submitted by Matt Bach and seconded by Melissa Santucci: “Holiday Park Homeowners Association will hire a property manager for a trial period from July 1, 2010 to December 31, 2010 subject to the board’s final approval of the employment agreement.” Motion carried 7-3.

Additional candidate: Hal Sommer, another candidate for the position of property manager, will be at Matt’s house at 7:00 p.m. tomorrow night to take a tour of the park and meet any interested homeowners. Anyone interested is invited to meet Matt and Mr. Sommer either at Matt’s house or at the pavilion prior to taking the tour of the park.

Tom Greene distributed copies of the volunteer list and reviewed the list with the group.

Motion approved: The list of volunteers as submitted by Tom Greene was approved with the “collections” section deleted.

It was suggested that the volunteer list be posted on the web site and also included in the directory.

Cathie Sells will follow up with the Solmans and get their ACC proposal (which has not yet been submitted) related to their new fence. Additionally, Cathie will ask them about their intent to redo their driveway and remind them to get ACC approval prior to undertaking modification of their driveway.

Tom Greene will walk the park in May and report at the June meeting.
Valerie Voges will walk the park in June and report at the July meeting.

Mike and Angie Burkett will host a party for park newcomers at their home on May 16.

Matt will see that a flyer outlining HPHA expectations (HPHA FAQ) is distributed parkwide soon.

The next board meeting will be the semi-annual meeting on June 1 at 7:00 p.m. at the HPHA swimming pool.

Joan Huntley secretary

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