

Holiday Park Homeowners Association

MINUTES of Holiday Park Home Owners Association All Member Meeting

Meeting date: July 13, 2010

Call to order: An all member meeting of the Holiday Park Homeowners Association, was held at Fretz Park Library on July 13, 2010. The meeting convened at 6:30 p.m. and opened with Past President, Matt Bach to announce the newly elected officers as of July 12, 2010. Linda Becken - Vice President, Sharon Crowder - Secretary and Cathie Sells-President who then presided.

Board Members Present: Cathie Sells/KC, Mike Lattman/RH, Linda Becken/DP, Donna Buschardt/MV, Ivey Gold/CW, Laura Peitzer/HR

Other Members Present: (Regal Hill)- Marcy Luper, (Maple View)-Mike Burkett-Vera Stern, (Overmead)-Sharon Crowder-Gary Popken, Nancy Bamburger, Jean Jackman (Daleport)-Leanne Andrews, Christina Johnson, Carlos Hernandez, Shanghui Xie, Fan, Sharon Hassell, (Kingscrest)-Linda Purvis-Ellis, Carol Drake, Dave Santucci, Vas Vasanthkumar, (Terrace Lawn)- Jimmy Land, Glenda Land, Len Keifel, David Levitan, (Covewood)- Sue Bach, Matt Bach, Ivey Gold, Joan Huntley, Wally Huntley, Leslie Jernigan, Richard Jernigan, Patty Bresler, (Havenrock)- Mireille Emmett (Note: T. McDonald arrived as meeting closed to submit his ballot.).

Management Transition:

No business was conducted except the tallying of the votes on whether to hire a Property Manager in 2010 for \$10,000, or continue to run HPHA Association and park with all Volunteers. Results were 14 for Paid Property Manager, 71 for All Volunteers and a Volunteer Coordinator.

Votes were counted by Linda Becken and Mike Lattman during ongoing meeting. The majority of HPHA member results were to continue to manage the Association with only members/volunteers of the Association.

New Park President:

Matt Bach proceeded to explain that Cathie Sells is the newly elected President by Board vote on July 12, 2010 and that Matt enjoyed serving his term as President.

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Thanks for past service:

Joan Huntley was thanked for her many years of service. Sue and Matt Bach were thanked for their many years of service to the park. All former board of directors were also thanked for their service.

Announcements:

Marcy Luper was thanked for undertaking and completing the new directory. She requested that people please email her if there are any corrections needed. Sharon Hassell was introduced as the new Volunteer Coordinator and that Tom Greene had stepped down.

Sharon Hassell spoke about the legality issues dealing with the Articles of Incorporation and By-laws and assured all members that she wanted to move forward to support what ever direction the homeowners voted for and is determined to assist and coordinate volunteers as needed.

It was decided, during the July 12th Board meeting, that meeting minutes would be emailed park wide when approved for better communication. They would then be posted on the website. This was to assure that members who do not use a computer or have email be well informed about any decisions being made by the board. It was also announced that any Member is welcome to attend any board meeting. And in the future the board meetings would be held at 7:30 p.m. on the first Thursday of each month, and more locations were being looked for besides Fretz Park and the Westwood School.

Leanne Andrews spoke on why it is so important to keep HOA dues low and that it is required of all Real Estate Agents to give the By-laws to anyone purchasing a home with a homeowners association, how they effect the sale of our homes. Issues that need to be considered before hiring a certified property manager in relation to Texas property real estate laws. She is also the agent representing the home for sale on 15731 Havenrock.

Points of member discussion during the meeting were:

- 1 How to better communicate park wide meeting minutes.
- 2 What should/should not be included in directory, website, holler.
- 3 Suggestions to add to directory, examples; list of contractors, babysitters, businesses owned by park members if desired by member. It was noted that this was done in past issues of the directory including people who wanted to play tennis.
- 4 Pool certification, pool management – Sue Bach briefly spoke on this.
- 5 Members only section of website, restricting access to part of the information to outsiders by using encryption/user id's, Update site with park pictures for better marketing to buyers, and required mandatory membership in association for all owners/members.
- 6 Suggestions for improvement to hours of operation, purchase of a grill for cook outs, moving the pool trash can away from fence and moving the tennis trash can away from bench
- 7 List of volunteer responsible for various functions in the park

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Adjournment: The meeting was adjourned at 7:30 p.m.

The next meeting of the HPHA Board of Directors will be August 5, 2010 at 7:30 p.m. at The Dallas Police Station at NE corner of McCallum and Hillcrest,

Sharon Crowder, secretary

Date of approval