

Minutes of Holiday Park Home Owners Association

January 3, 2012 at Dallas Bible Church, 15765 Hillcrest

Board Members present:

Ken Savage, Regal Hill

Melissa Santucci, Kingscrest

Patty Bressler, Covewood

Nancy Bamberger, Overmead

Leslie Martin, Havenrock

Bea Aton, Daleport

The December 6th BOD meeting was cancelled because there would not be a quorum present.

The following two motions from emergency meeting on 10/21/2012 were entered into the record during this meeting:

Moved by Jim Land and seconded by Patty that paragraph two operating budget approval be stricken from the ballot.

Moved by Ken Savage seconded by Jim that a letter informing members of the uncontested Directors be sent.

Call to order by Melissa Santucci at 7:35pm.

The following motions were passed unanimously during the January 3rd meeting:

Moved by Melissa Santucci and seconded by Leslie that based on the on-line vote that was seven out of eight we approve the November Monthly Meeting Minutes and November 14th Special Meeting Notes.

Moved by Melissa Santucci and seconded by Leslie that we approve the new board members, Bea Aton, Daleport, Leslie Martin, Havenrock, Patty Bressler, Covewood, and Mike Burkett, Mapleview, to the 2013 Board of Directors. The four directors continuing in their positions are Ken Savage, Regal Hill, Nancy Bamberger, Overmead, Melissa Santucci, Kingscrest, and Jim Land, Terrace Lawn.

Moved by Melissa Santucci and seconded by Nancy that Leslie Martin continues as treasurer.

Moved by Nancy Bamberger and seconded by Melissa that Bea Aton continues as recording secretary.

Moved by Melissa Santucci and seconded by Ken that we approve \$1400 to finish tennis court repair.

Moved by Nancy Bamberger and seconded by Ken that the legislative documents, including the Document Retention, Document, Inspection & Copying, E-mail Registration, Religious Home Display Guidelines, Fencing Guidelines, Roofing Guidelines, Flag Display Guidelines, Solar Energy Device Guidelines and Rainwater Recover Device Guidelines be submitted to the attorney for a review to a maximum of \$1500.

Old Business:

The All-Member Meeting that was held on December 4th was reviewed. The slate of board members for the La Balsa side of the park was unopposed. No other business was conducted. There were delicious refreshments and many prizes. It was an excellent time to visit with neighbors we see infrequently and hear about concerns across the park.

The following committee reports were made:

1. Finance: Leslie Martin reported that the statements should be ready to be sent in the next couple of days. Collection letters were sent out in December and probably 4 liens would be placed on homes in January. The closing financial statement for 2012 would be ready in the next week. The Audit Report for 2012 and the Engagement Letter are being reviewed and corrected. The December Expense Summary will be ready by Sunday, January 6th.
2. Infrastructure Sustainability: Matt Bach reported that the committee was in the process of getting the three estimates for the infrastructure audit.
3. Architectural Control: Nancy Bamberger reported that she had composed a letter to the bank concerning the dead tree on the foreclosure property on Kingscrest. Also, Melissa said that she had spoken to two women who were cleaning up dead branches on the property about the tree removal. Nancy raised the problem of how to address major structural issues on a number of homes in the park.
4. Park Grounds: Matt Bach reported that the tennis court surface had been repaired and that what now needs to be done is that dirt needs to be added to the north and east sides of the court to facilitate drainage. The tree trimming is ongoing. Ken reported that we would revisit the sidewalk repairs in the coming year; now we would have \$10,000 to use for this work. This should open other options that were not available with only \$5000 available.
5. Security update: Ken Savage reported that Officer Peck is continuing to patrol.
6. Communications: Melissa reported that the HPHA website would be migrated to Go Daddy; there would be some cost savings. The meeting location, time, and agenda would be posted. When the information is available, we will also post votes that will be taken; otherwise, we will use a generic agenda posted approximately 5 days before the meeting.
7. Legislative Activities: Nancy Bamberger gave an extensive report about the content and questions she had about policy and changes that had been made most recently in the documents that she has been working on to meet the state requirements for Home Owner Organizations. These changes were discussed and decisions were agreed upon for the best approach to handle the various decisions.
Examples of the discussion included the following:
Properties out of compliance would be required to come into compliance when the properties change hands. The place for this to happen is in the Resale Certificate.

“Please refer to the website for the most current filed copies” should be added to each of the documents.

Decisions about the policies and about wording of the policy guidelines were made on the philosophy that the state minimum requirements should be met and that the policies are as reasonable as we are able to make them. We should try to be as flexible as possible.

Next Board of Directors meeting will be February 7th at 7:30pm at Dallas Bible Church.

The meeting was adjourned at 9:25pm.

Bea Aton, secretary

Date of Approval