

HOLIDAY PARK HOMEOWNER'S ASSOCIATION
PO BOX 5725
RICHARDSON, TX 75083

SPECIAL MEMBER MEETING

MINUTES

SEPTEMBER 3, 2013

A Special Member Meeting of Holiday Park Homeowner's Association (HPHA) members was duly called by the board of directors in accordance with State law and HPHA governing rules and by-laws and held on September, 3, 2013 for the specific purpose of:

THE HPHA BOARD RECOMMENDS ACQUIRING A LOAN FOR \$50,000 TO FUND OUR COMMON AREA WALKWAY REPLACEMENT WITH THE FOLLOWING LOAN SPECIFICS, ONE PERCENT ORIGATION FEE, REPAYMENT OVER TEN YEARS (FIRST 5 YEARS: PRIME PLUS 2%; SECOND 5 YEARS: PRIME PLUS 2%).

Loan to be secured by an assignment of member dues/collections and a lien on HPHA assets.

Meeting called to order by HPHA President, Ken Savage at 7:35 pm at HPHA swimming pool. A quorum of members were in attendance. A total of approximately 15 homeowners were in attendance.

Absentee ballots, proxy ballots, and physical ballots were collected and counted by Ballot Chair, Mike Lattman (Regal Hill Circle) and Ballot Volunteer, Jean Jackman (Overmead Circle) and the results are:

88 votes to APPROVE the board recommendation
13 votes DO NOT APPROVE the board recommendation
19 owners did not vote.

As required by HPHA by-laws, Articles of Incorporation, and Declaration of Covenants and Restrictions, the recommendation requires 2/3, or 80 votes (120 homes x .66 = 80) of the membership to vote in the affirmative to pass.

Seeing that we have 88 votes in the affirmative, the board recommendation to acquire the loan and replace the walkway has passed.

The floor was opened to discussion.

Ken Savage moved to adjourn the meeting at 8:10pm. Motion seconded and a majority voted to adjourn the meeting.

Submitted by Melissa Santucci, HPHA board member and acting Secretary.

HPHA SPECIAL MEMBER MEETING

September 3, 2013

MINUTES

Page 2

Signed by:

Ken Savage, HPHA President

Date

Melissa Santucci, Acting Secretary

Date

HPHA Board of Directors:

Ken Savage, President, Regal Hill
Mike Burkett, Vice President, Mapleview
Leslie Martin, Treasurer, Havenrock
Bea Aton, Secretary, Daleport
Melissa Santucci, Kingscrest
Nancy Bamberger, Overmead
Jim Land, Terrace Lawn
Patty Bressler, Covewood

Minutes of Holiday Park Home Owners Association

Sept. 9, 2013, at HPHA Pool

Board Members present:

Ken Savage, Regal Hill

Melissa Santucci, Kingscrest

Patty Bressler, Covewood

Jimmy Land, Terrace Lawn

Leslie Martin, Havenrock

Mike Burkett, Mapleview

Bea Aton, Daleport

Call to order by Ken Savage at 7:30pm.

The following motions were passed unanimously during the September 9th Meeting:

Moved by Ken Savage and seconded by Jimmy Land that we approve the August 2013 minutes.

Moved by Melissa Santucci and seconded by Ken Savage that the BOD appoint Leslie Martin, Mike Burkett, Matt Bach and Tony Bennett, as the Audit/Finance Committee starting Sept 2013.

Moved by Ken Savage and seconded by Leslie Martin that we approve Greg Simpson's plan to put a new storage facility in his back yard as he submitted.

Moved by Ken Savage and seconded by Melissa Santucci to increase the prior funds by \$500 to \$1500 approved to engage a company to do a Capital Reserves Analysis on a 30 year plan.

The following committee reports were made:

1. Finance: Leslie Martin reported that the stepped up collections notices that Amy is doing are having the desired results. Some members have setup payment plans. Final phone calls are in progress. There are 5 who have not responded to any of the messages so far.
2. Architecture Committee: Ken Savage reported that Greg Simpson requested a storage facility to be installed in his back yard.
3. Pool Activities: Patty Bressler reported that the pool is in good shape and things are going well. The inspectors have said that the edges around the pool need to be filled. We will take care of this with other pool repairs that will be done at a later time.
4. Communications: Melissa reported that we need to start planning for park-fix-up day. The second weekend in October appears to be a good date. A swimming notice needs to be put in the Holler that there will be no pool attendant. If there are other additions from the people who have purchased homes in the park recently, please get these in so that we can publish an updated directory.
5. Park Grounds: Ken Savage reported that Daniel is doing a good job with the low level of rain. We are currently under budget for mowing. We will keep Officer Peck paroling the park for the time being.

6. Mike Burkett reported that the walkway project was going forward after the successful vote. He is waiting to hear from the bank about what documentation is needed to move forward on the loan. We have money from other projects to consider using for handicap ramps.

Old Business. Matt Bach brought up that there are two yards with fences in their front yards. The fence removal could be addressed when the houses are sold. One of these houses is for sale or rent. If there is consensus from the board, a letter could be sent to the owner that the fence must be removed before the sale can take place.

Mike Burkett discussed how we could get a reserve analysis done at a discounted price because the consultant will be in Dallas doing other work. This would allow us to start creating a reserve fund to replace assets as they need major repairs.

Next Board of Directors meeting will be October 3rd at 7:30pm at Dallas Bible Church.

The meeting was adjourned at 8:47pm.

Bea Aton, secretary

Date of Approval