

HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

Board Meeting
Wednesday July 15, 2009

7:00 PM

Wild Sage Common House
1650 Zamia Avenue
Boulder, CO 80304

Minutes

(Action items are in red with owner's name in **bold**)

Attendees

- Dave Secunda – At Large
- Michael Klein – Secretary
- Ronnie Pelusio – Vice President
- Aaron Brockett – President
- AJ Killeen – Treasurer

- Tracey Pierce – Property Manager

Agenda

Cash Position - Through June 30, 2009

Cash in Checking	\$16,353.00
Cash in Money Market	\$ 29,899.00
3 CD's totaling	<u>\$15,952.00</u>
Total assets	\$62,204.00

Balance sheet attached for snapshot of one year ago – June 2008

Management Report

1. Newsletter processed and mailed out
2. Movie schedule forwarded to landscape company for irrigation turnoff prior
3. Received sign rental fee and processed in May
4. Pocket garden at 15th and Yaupon installed
5. Wild Earth inspected newer community garden – one tree and one plant died.
HOA Board agreed to have **Tracey** move forward and get the plants replaced
6. Rose bushes pruned

7. Augustine Trees assessed trees in drainage ditch (Hwy 36) – tree health improving. No recommendations except keep watering!
8. Confirmed \$2000 payment made to Carshare 12/08 – Feedback from Dave is that the program is easy to use and the car based on his experiences was always available when he needed it.
9. Confirmed sign covered under insurance
10. Filed claim and received \$1685.25 (\$1000 deductible) . Insurance would only pay replacement cost not enhancements
11. Confirmed with City of Boulder Holiday sign is designated landmark – cannot alter the sign (this is regarding “Question popped up, whether the new bottom part could also be made to post letters, like to upper part”)
12. Cleaned triangular bowl ditch at 36 – kids “fort” built there
13. Extensive leak check south west end of Hwy 36 drainage bordering Garden Crossing and new home development. – No action required from HOA Board at this point in time.
14. Irrigation situation at Community gardens – under New Business

Old Business

1. Repair of Holiday sign – 2 bids attached – Board reviewed the bids and voted in favor of the Barlo bid (Kenny Parker). Tracey to move forward with Barlo.
 - a. Lighting the sign: We have permission to light it 6 times a year and that is currently under-utilized. We can start charging an additional \$100 for the lighting for one night (on top of the \$100 we charge for posting). – Aaron will make some copies of the key (for the box to turn the lights on) and give to Tracey.
2. www.associationonline.com - document site up and running
 - a. enter under “homeowner” – access code: HM44
 - b. HOA Board voted to post the link and the password from the www.holidayneighborhood.com – Meryem, please post. – Michael to make sure that this happens.
3. Business owner complaints about paying the same HOA fee but not getting the same ECO pass benefits that residents do (Holiday has a NECO pass program, it’s not a commercial program) –
 - a. AJ and Aaron will try to pull together the business owners in Holiday to brainstorm over coffee.
 - b. NECO Pass use: According to Michael’s records, to-date we have issued over 360 Eco pass stickers for 2009. With Holiday having 350 households, that means at least one pass per household was issued, in average, in 2009.
 - c. How often do I have to use my ECO pass to make it pay off? – This is a common question among residents. To provide an answer we can use the following example:

Monthly Eco pass fee (as part of your monthly HOA fee)	\$	5.00
Single fare (example: SKIP bus to downtown Boulder)	\$	2.00
# of times use RTD per week to break even with Eco pass fee		0.58

New Business

1. Community gardens irrigation – Potential leak was investigated by Kevin and turned out to be a timer/hoses issue with the spigot.
2. “Open Studios Fall Artist Tour” – Request to post, at no charge, on the Holiday sign for an October event. – HOA Board decided that the answer is Yes, but HOA (Ronnie) will negotiate with the Studios for some sort of quit pro quo

3. Missing extension ladder. We can't get letters up to the Holiday sign. – Wait one more week (Aaron sends out note to larger neighborhood) and then purchase new ladder and chain to the wall.
– **AJ will buy the ladder.**
4. Rotten boards on the Holiday sign platform. – **Tracey to price to replace.**
5. Transfer of ownership of properties currently still owned by Boulder Housing Partners but already maintained for years by the Holiday HOA from Boulder Housing Partners to Holiday HOA
– **Holiday HOA Board authorized that Aaron as the president of the HOA will sign the papers for transfer of the properties**
6. Water/sewer YTD Actual is way under YTD Budget. – **Tracey to check why that is and read out findings to HOA Board**

From the previous minutes carried forward: Old Business

4. Also, **AJ** to propose and price out solution to tie down the screen, out speakers and/or think about anything else that could be bought/done by the HOA Board to taken the burden off the coordinator and make showing the movies easier.- **Ronnie will look into some speakers that he may have access to for purchase.**
5. Kiosk in the park – **Dave will price out a better kiosk (previous bid for a lower-end one was \$800) to put in the park for announcements etc.**
6. Website is budgeted for in 2009 \$130/month - HOA is going to do two things:
 - a. <...>
 - b. www.holidayneighborhood.com - **Dave will write up a job description and compensation plan (run by board for approval) for maintenance of that site.**