

HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

Board Meeting
Wednesday, September 2, 2009

Attendees

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

- Tracey Pierce – Property Manager

AGENDA

(Actions to take again in red with **owner in bold**)

Cash Position - Through July 31, 2009

Cash in Checking	\$17,379.00
Cash in Money Market	\$ 30,086.00
3 CD's totaling	<u>\$16,017.00</u>
Total assets	\$63,482.00

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

Ronnie will check with Bank of the West to see if our money in the CDs right now could be invested better.

Management Report

1. Holiday sign repaired
2. Moved \$12,000 from checking into money market (checking balance \$21,000 prior)
3. Working through additional water pirating issues – near Highway 36 drainage and Sanitas Terrace. - **Tracey to try to investigate who installed it, what gets watered with it. Board will] then decide on whether to remove the valve box and cap it off.**
4. One tree and one plant replaced in memorial garden at Park
5. Met with City to reiterate maintenance responsibilities of Master Holiday: added all tree mulching and weeding of all beds at Park
6. All garden beds at park weeded
7. Monitoring drainage area at SE corner of park – had it dug out. Requested additional grading and removal of grass buildup.
8. Sent invoice to Open Studios
9. Reserves Study in process
10. Board discussed subsequent renewals of Park Maintenance Agreement – Board thinks that next time renewal is up it might be a good idea to just let the agreement expire and renegotiate with the City.

New Business

1. Snow Bid – Wards Service
Board is generally in favor to stay with current company
Tracey to investigate if the City of Boulder will plough the bike path along Hwy 36.
Tracey to see if unit pricing has gone up or stayed the same.
2. City of Boulder – water backflow testing requirement. **Tracey** to solicit bids
3. In Spring 2010 discuss replacing dead trees - Hwy 36 triangular area by Eckalizzi office
4. Governing Docs: 1-8 Policies plus 9th
Dave will review and assess compliance of our Bylaws with these Policies.
5. **AJ** to look into another movie in the park and let Board know if that's possible.
6. **Tracey** to create draft budget before the next board meeting.

Old Business

1. Repair of wood scaffolding on Holiday Sign - verbal bid: \$280 materials and labor
Board decided to move forward with the work (**Tracey**).
AJ requested to look into making a fixture for the ladder so it can't move (**Tracey**).
2. Leak investigation Hwy 36 drainage, Garden Crossing and Sanitas Terrace in June-
Holiday has been invoiced – **Board** discussed to split the invoice (~ \$400) with Sanitas
Terrace.
Tracey to investigate the actual cost that was accrued by ST and weigh that against
the cost of the water that was used to date.
Tracey to keep the board apprised on this issue via email.
3. Kiosk in the park – Dave showed some pricing (email). Ronnie showed a custom option (also
email).
Dave and **Ronnie** to discuss further and come up with a final proposal for Board to approve
then (budget is \$800)
 - a. Website is budgeted for in 2009 \$130/month – Aaron signed contract with Meryem
4. Missing extension ladder. **AJ** bought new one and will get paid by **Tracey**.
5. Transfer of ownership of properties previously still owned by Boulder Housing
Parteners completed (Aaron signed) - **Aaron** to give papers to Tracey for record
keeping.
6. Water/sewer YTD Actual is way under YTD Budget. – **Tracey** to still check why that
is and read out findings to HOA Board
7. **Aaron** will make some copies of the key (for the box to turn the lights on the sign on)
and give to Tracey.
8. Business owner complaints about paying the same HOA fee but not getting the same
ECO pass benefits that residential do (Holiday has a NECO pass program, it's not a
commercial program)
AJ and **Aaron** will try to pull together the business owners in Holiday to brainstorm
options over coffee.

Next Meeting Wednesday, October 14th, 2009