
Holiday Neighborhood Master HOA
Board Meeting
June 29, 2016

In attendance:

Board Members: Ronnie Pelusio, Linda Barr, Steve Tremper,

Property Managers: Meg Ritter, Katharine Kane

Guest: Melissa Rickseeker from Trammel Crow

Agenda & Minutes

Meeting called to order: 5:30 pm

- 1) Noise Study: Trammel Crow is planning a PUD by Hwy119 and 157. There are 21 acres for 2-3 bedrm townhouses, shared working spaces, clubhouse. A total of 251 units including affordable housing are planned. TC currently has a contract on this property and needs to do an acoustical test to study potential traffic noise. They are requesting to place an acoustical measuring device on Holiday HOA piece of land on Lee Hill and 18th in order to complete a comparison of noise levels. Noise test equipment will need to be secured. They are planning to complete the test: July 11th - 18th. The board approved this request.
- 2) Picnic in the Park expenses: the party was a huge success. 282 burgers were served. The band was outstanding and there was a big crowd for the movie. A tally of the party expenses was reviewed: after accounting for the \$1,000 grant from the City and the \$400 contribution from the HOA, there is a balance due of \$54.28 (see receipts). Planning for next year: Maybe an ice cream party next year since all the food preparation is a lot of work from volunteers.
- 3) Certificates of Deposit: Closing-out the CD with Bank of the West. We want to move money mrkt accts out of Bank of the West because they're not convenient. 3 more CDs will need to be closed out and moved to new bank. Could transfer to Mutual of Omaha or possibly Elevations. By the way, HOA dues need to go through Mutual of Omaha for simplicity. Agreed to place CDs with Mutual of Omaha so that all accounts are with one bank.
- 4) Growing gardens: although we told them that plot gardeners were not to build fences, fences were erected anyway. Nevertheless, the fences so far are not objectionable. Meg will notify them that current fences are OK, but may need to revisit in the future if anyone complains. Are there still some large flagstone slabs by the shed? We could use them elsewhere if they're still sitting there. [Follow-up note June 30th: confirmed that flagstone slabs are still next to the shed.]

Possible water leak still at growing gardens? Uncertain. Meg will look at water bills as an indicator of possible leak.

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- 5) Park Conditions (trees & watering): when Steve notifies Meg about dead trees, she notifies the City. Native Edge to try to coordinator watering with the city. There are dry patches in some places. A number of trees along 14th and Yaupon don't look healthy. Also will ask about 2 pear trees to see if they were planted correctly. Additional plants will be purchased, picked-up and delivered by Steve for planting by Native Edge. Steve to be reimbursed for his expenses.

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- 6) Re-grading of the inlet into the detention pond in the SW corner of the park (near where the movie is set up). The money was approved 2 years ago but the work was never carried out. Med to ask Native Edge to evaluate and offer an opinion about routine re-grading so that it drains correctly. Could be breeding ground for mosquitos.
- 7) Rebuilding the little library. Jim McCutcheon has an idea that he will present at next meeting. Grant request for about \$12k to rebuild the little library, but the City did not approve. Cannot get a design unless we know what the funding would be, but city won't say what the funding would be until there is a design. City might offer \$1,000 and the HOA would pay for the rest. Further discussion tabled for next Board Meeting.
- 8) Shade structure: Working with the City has been a very complicated process. Still investigating what type of structure may be possible other than the standard design suggested by the City (see April Board Meeting notes).
- 9) Movie night costs: Discussed possible additional non-reimbursed movie costs currently donated by AJ. Steve and Ronnie will talk with AJ to thank him for all his volunteer hours and contributions, and to consider the HOA providing additional resources if needed. We are hopeful that AJ will continue to provide this most appreciated service.
- 10) Maintenance of Historic Marquee: serices volunteers by Lisa Nesmith and Jane Klein. We will follow-up with them to ensure they have necessary support to continue this service.

Meeting adjourned at 7 pm.

Next meeting date: TBD due to summer vacations; possibly mid-September after Labor Day.

Minutes recorded by: Linda Barr, Secretary