

ANNUAL MEETING  
HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

Wednesday, January 13, 2016  
6:00 PM

Wild Sage Common House

**Minutes**

Introductions:

**Board members:** Ronnie Pelusio, Steve Tremper, Linda Barr, David Curtis, and Jason Goode

**Property Managers:** Tracey Pierce and Meg Ritter

HOA Residents in attendance: 19 present and 58 proxies; total of 77 represented.

Sub-HOAs	No. in attendance
Block Six	0
Coburn Square	0
Crescent Condominiums	4
Garden Crossing	4 (including EFFA)
Main Street North	0
North Court	1 (+ representing Boulder Housing Partners for various HOAs)
Northern Lights	0
Northstar Place	4
Silver Sage	0
Studio Mews	5
Wild Sage	0
Zamia Park	1

Orientation

Master Holiday HOA and sub-HOAs (referred to map; also available on website). Noted that sub-HOAs contact info is also located on Holiday HOA website.

Primary responsibilities of Master HOA: land management (park and drainage areas), neighborhood EcoPass program, managing the historic marque, and “Growing Gardens” as a community garden. Holiday HOA includes 340 units; approximately 1100 residents.

Recap of 2015 and Ongoing Projects

1) Landscaping (Jason & Steve)

**Background information:** funding received from city to make up for water services overcharging; \$30K refund. Funds were applied towards landscaping project which was completed last year. Located by little lending library.

Selecting vendors for landscaping: Recently switched to Native Edge to improve the landscaping maintenance (turf and landscaping) and better water utilization.

Questions: What about strip of land next to 36<sup>th</sup> Street? Board has decided to do only minimal maintenance there. During the summer, dog waste and garbage pick-up occurs every 2 weeks. Poop bag containers are maintained around the neighborhood and include this strip of land as well. Resident discussion about ideas for “beautifying” the path along 36<sup>th</sup> street. Something visually pleasing and welcoming, e.g., sculptures? Noted that wildflowers planted there have re-seeded but may need to be replenished over time. Consider a nature walk with little signs posted next to wildflowers, trees etc. Noted that Ponderosa pines are irrigated; but not the remaining area. Members were invited to share ideas, attend meetings, get involved with committees to consider projects and budgets etc.

- 2) Little Lending Library (Steve): **Background information:** NoBo arts district had a competition and awarded it to the Tinker arts group, who designed, built and installed the little library spires. Noted that repairs have been made, but additional repairs are currently needed. These are planned for this year as the little library is valued as an important component of the park.
- 3) Movies in the park (Linda). Budget has been established. A volunteer, AJ, finds appropriate films. In the past, a party in the park has been coordinated with one movie night, where food has been served for nominal cost and live music has been provided. Several individuals and groups (notably EFFA, NoBo art district) have helped provide food and community information.

Next event is being planned for June 25<sup>th</sup>. The film will be “[Shaun the Sheep Movie](#)”. Once again, volunteers plan to prepare food. Invitations will be distributed to other neighborhoods adjacent to Holiday and other groups may also make contributions, including Growing Gardens, Community Cycles, Farmers Market, NoBo Art District, and other businesses. Intend to reach out to the community for ideas for music and to see who’s interested.

**Visit “NextDoor” online (<https://nextdoor.com/>) for notices and volunteer opportunities for the Holiday Neighborhood.** Approximately 1900 people in our neighborhood are involved.

Questions regarding increasing the number of films and/or number of week-ends being scheduled? Anticipating an increase number of movies this year (from 4 to 6); the schedule depends on availability of films and AJ’s schedule.

Question re: allowing food trucks in the park? Basically, City regulations prohibit food trucks at these functions.

- 4) Review of EcoPass Program (Ronnie)

Landon Hilliard and Michael Klein serve as Holiday liaison with RTD to oversee this program. Basic cost is approximately \$20/household or \$21,000 per year for all 345 households. According to RTD statistics, there are about 500 active Holiday riders. This is unique program for our neighborhood. Local transportation is free and cost to & from the airport is \$2.50.

Discussion about businesses not being eligible for EcoPass. Ronnie and interested parties will continue to look into possibilities of obtaining EcoPass discounts for

businesses and their employees. Thus far, discussions with RTD have not been successful.

### 2016 Projects and Activities

#### 5) Review of Proposed 2016 Budget (David)

Based on careful budgeting, the master HOA fees were not raised this year. Management fee was raised slightly, especially due to new State regulations and increased responsibilities for HOA property managers. EcoPass costs actually went down slightly. Insurance costs have gone up slightly. Water and sewer came in under budget. Noted problems with sprinkler heads which were repaired to conserve water. With this budget, we still have a healthy reserve and have a good cash position.

Planned capital expenses and improvements: additional landscaping materials, watering spigots and timers re: park and community garden will be required; bids are still being obtained. Noted that timers work on batteries (not electrical utilities), since there is no power in the park.

**Ratification of the budget unanimously approved.**

#### 6) Election of Board Members

5 Director Positions: Two (2) residential, two (2) commercial and one (1) -at-large. Positions are renewed every year and all positions are up for election. Dave is planning to resign and Jim McKutcheon has volunteered to serve. Others have agreed to remain on the board if approved.

**All positions approved by acclimation.**

#### 7) Community Comments

(a) EFFA is building 5 housing units across from their offices on 16<sup>th</sup> and Yarmouth. This is transitional housing (up to 2 years) for families in need of decent housing. The construction will consist of 1 main building and a carriage house and is expected to be completed in August. There will be three 3 bdrm units and two 2 bdrm units.

(b) Question: is there neighborhood advocacy about the development of the armory and Broadway and Lee Hill Road? The HOA does not have jurisdiction to participate in "political" positions re: use of this land, however, individual residents voiced their concerns.

(c) One homeowner offered information relating to FANNIE MAE warranting loans for mortgaging. Waivers from strict requirements may be obtained. This is a potential issue to be raised at sub-HOA meetings.

**Meeting adjourned: 7:40 pm**