

ANNUAL MEETING  
HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

**Wednesday, January 15, 2014 - 6:00 PM**

Wild Sage Common House  
1650 Zamia Avenue  
Boulder, CO 80304

**ATTENDANCE**

3 Main Street North  
3 NorthStar  
0 Block 6  
3 North Court  
2 Zamia Park  
7 Studio Mews  
2 Wild Sage  
2 Garden Crossing  
0 Northern Lights  
5 Wild Sage  
1 Silver Sage  
0 Coburn Square  
5 The Crescent

Total number of attendees 33 including the board members <sup>1</sup>  
39 homes were represented in person or by proxy. Boulder Housing Partners was present,  
representing a total of 49 homes.

**MINUTES**

6:05 pm Ronnie started the meeting, introducing the Holiday Master HOA and its purpose/responsibilities.

Introductions of Board Members present:

- Dave Curtis – Treasurer
- Michael Klein – Secretary
- Ronnie Pelusio – President
- Aaron Brockett – Vice President
- Steve Tremper – At Large
  
- Tracey Pierce – Holiday HOA Management; Pierce Property Solutions, LLC

1. Recap of 2013 - Ronnie Pelusio  
Movies in the Park with AJ Kileen, Summer party in the park organized by Amy Tremper

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There may have been one or 2 late attendees that may not have signed in.

2. The development of the landscape management and amenities document – Steve Tremper and Buffy Andrews  
Steve explained the landscaping and maintenance work etc. responsibilities for the Holiday Neighborhood. Buffy presented the actual document.
3. 2014 Projects - renewal of city management contract, shade structure and water usage allocations – Aaron Brockett  
Water budget was re-negotiated by Aaron which resulted in a refund for over-charge in the past and lower water cost in the future.  
3-year new agreement with the City for the main park including a shade structure
4. Review of Eco Pass – Michael Klein\*  
Presentation at the annual meeting will be posted from our home page at <http://holidayneighborhood.com/>
5. The Holiday Marquee – Ronnie Pelusio  
Dave Secunda used to be the climber. Jane has taken that over from him in 2013 and Lisa Nesmith has started to help – First Friday art walks will start to be advertised in the lower part of the sign now, monthly.
6. Review of 2014 Budget - Dave Curtis  
Dave presented the budget including a short description of the different line items and answered questions from the audience
7. Election of Board Members
  - a. 5 Director positions: Two (2) residential, Two (2) commercial and One (1) -at-large of which all positions are up for election
  - b. Applying for the vacancy left by Aaron and new on the ballot is Jason Goode

Vote by acclamation approved the following board members for 2014:

- Dave Curtis
  - Michael Klein
  - Ronnie Pelusio
  - Jason Goode
  - Steve Tremper
8. Andrews Next Door Communications – sign-up information to be posted on the website (see link above)
  9. Last year’s Party in the Park – Amy Tremper  
Looking for a new volunteer to organize another party in the park in 2014 (Amy wants to help but not be the main person this year). – Buffy and Sally said, they’d help organize. Additional helpers, please contact them (let board know – via the website link here on this page – if you need contact information)
  10. Questions/Comments  
Audience requested more review options and participation for new projects being decided by the HOA Board – i.e. communicate more of that via the Yahoo group (to join go to <http://holidayneighborhood.com/>)  
Audience asked about lighting (there not being enough in the neighborhood) for increased security.
  11. Adjournment -  
Meeting adjourned around 7:29 pm

Bruce Dierking and Matt Chasansky presented on the Armory and the NoBo Art District, respectively, after the business meeting had adjourned.