

HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

Board Meeting
Wednesday March 3, 2010

Attendees

(grayed = did not attend)

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

- Tracey Pierce – Property Manager

AGENDA

Cash Position - Through January 31, 2010

Cash in Checking	\$6,769.00
Cash in Money Market	\$37,941.00
3 CD's totaling	<u>\$16,122.00</u>
Total assets	\$60,832.00

Kiosk Update

1. Old notes: “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)”

New notes from today's meeting:

- a. Ronnie and Buffy showed a layout for the location of the new kiosk. Proposed is a location on the East side. **Aaron to close the loop on the location acceptable with P&R Boulder.**
- b. Dave is working with Namaste to see if we can get a solar installation for the kiosk lighting.
- c. The Board then reviewed several design options for the kiosk and discussed materials. Ronnie and Buffy presented a bid by MicroStructures for \$4K – without materials.
- d. **Buffy will continue to work on construction drawings with help from Ronnie, so that HOA Board can get bids from other vendors.**
- e. **Need structural analysis done! – Need to find someone to do this for the HOA. Buffy and Ronnie to get that done.**

Management Report

1. Feedback to snow removal company – Wards- re: missing areas and inconsistent removal
2. Contacted Habitat for Humanity re: snow removal sidewalks at vacant lot (west-end of Zamia)

Aaron to talk to Habitat about the possibility to have the HOA take over/buy the two vacant lots at (e.g. for community gardens).

3. Per request modified the balance sheet to reflect capital balances properly
4. Revised reserve study received and distributed to the board
5. Forwarded reserve study to Meryem for loading to Holiday site
6. Key copies for lighting Holiday sign made – original back to Aaron; management has copies
7. Deep root watering of all trees (36/south end park and strips) late January/ February 2009

New Business

1. Grounds maintenance bid/contract – HOA Board reviewed the bid from Green Spaces and since the bid is slightly lower than the previous year all present voted **in favor of renewing the Holiday contract with Green Spaces.**
2. Bush and garden maintenance bid/contract – HOA Board **reviewed the bid by and decided to renew their contract as well**
3. Return sign rental to the Open Studio participants – **Ronnie to tell Tracey who should get the money once she has located the funds.**
4. **Dave** and **Ronnie** are the new volunteers for the Holiday sign. – They'll learn where the ladder is and the letters. Aaron will contact them when a new message needs to go up.
5. HOA Board members requested final 2010 budget sheet in soft copy – **Tracey to email final 2010 budget sheet out to everyone.**

Leftover items covered in previous meetings

1. Follow up on Governing Docs: 1-8 Policies plus 9th ? **Tracey will take this item over from Dave and provide draft of a boiler plate 1-8 to the HOA Board before the next meeting.**
2. HOA Audit – Every couple of years (perhaps every 4 years): Board to discuss in one of the next meetings what makes sense for our Holiday HOA.
3. Did not get response from MSI re: water use issue at Sanitas Terrace – paid half of the invoices \$197.00 total. – keep this item open: **Tracey thinks they are still tapped into our system and running on our water meter. Need to check again in April when the water is turned on**
4. No formal resolution yet re: damaged back flows with Green Spaces – PS (Wednesday after the meeting from Tracey: “Green Spaces is going to provide free labor for the backflow repairs in the spring. HOA will pay for parts.”)

Actions for the HOA Board from the Annual HOA Meeting

1. Downtown Boulder seems to have a combo-ECO pass for a commercial/residential mix whereas Holiday has only a NECO pass currently excluding the commercial owners in the neighborhood (who also pay HOA dues, though). – HOA Board to investigate – **Michael to talk to Andrea Robbins.**
2. Neighborhood Wi-Fi – table for later discussion.
3. Tony Martinez is taking on Movies in the Park from AJ.

Next Meeting – May 5, 2010, 7pm.