

NOTICE OF ANNUAL MEETING HOLIDAY NEIGHBORHOOD ASSOCIATION

Thursday, January 11, 2024

5:30 PM

**Wild Sage Common House
1650 Zamia Avenue
Boulder, CO 80304**

This meeting will be held *in-person* at the Wild Sage Common House. Remote attendance will not be available. If you cannot attend, please submit a proxy.

The agenda for the Annual Meeting is as follows:

- 1) **Call to Order and Establish Quorum** – *20% (76 Units)*
- 2) **2023 Year in Review**
- 3) **Community Garden Updates**
- 4) **Eco Pass Presentation** – *Michael Klein*
- 5) **2024 Budget Ratification** – *Quorum not required*
- 6) **Election of Board Members**
 - *5 Director positions are open for election: Two (2) Residential, Two (2) Commercial and One (1) At-Large. One-year terms.*
- 7) **Questions/Comments**
- 8) **Adjournment**

Nominations for Board of Directors may be presented to Redstone Property Management at meg@rpmhoa.com. Nominations will also be taken from the floor.

If you cannot attend this *in-person* meeting, please submit a proxy. Proxies must be submitted using the enclosed proxy form.

Proxies must be received by the start of the meeting.

2024 ECO PASS Enrollment and Renewal: Please see the enclosed information or visit www.holidayneighborhood.com

PROXY

**HOLIDAY NEIGHBORHOOD ASSOCIATION
ANNUAL MEETING
January 11, 2024**

I/we (if joint ownership), the undersigned, as owner(s) of a unit of the **Holiday Neighborhood Association** located at the following address: _____

Do hereby constitute and appoint **Board President, Helen Joffe**, or another representative whose name is as follows: _____ as my/our true and lawful attorney, for and in my/our name(s), place, and stead, to vote my/our single ownership vote, as my/our proxy. I/We hereby grant said proxy full power and authority to act for me/us and in my/our name(s) at the meeting, in the transaction of such business as may come before the meeting as fully as I/we could do if personally present, with full power and authority to vote as he/she might desire, or in the event I have given written instructions below, then he/she shall instead carry out my desires as indicated in such written instructions.

My written instructions to my representative above, with regard to voting my proxy are as follows:

I/we fully understand that I/we should elect to attend the designated meeting, I/we may retrieve the proxy herein granted upon registration at the door of such meeting and therefore cast my/our vote personally as if this proxy had not been granted.

Signature *Print Name* *Date*

Signature *Print Name* *Date*

IN ORDER TO MEET QUORUM REQUIREMENTS IF YOU ARE UNABLE TO ATTEND THE MEETING, PLEASE SUBMIT A PROXY BY ONE OF THE FOLLOWING METHODS:

- 1) Mail:** Holiday Neighborhood Association
c/o Redstone Property Management
PO Box 19315, Boulder, CO 80308

- 2) Email:** meg@rpmhoa.com

Proxies must be received by the start of the meeting

HOLIDAY NEIGHBORHOOD ASSOCIATION - BUDGET 2024

Fiscal year January - December

	2023		2024
	Dues Increase: 15%		Dues Increase: 5%
	Monthly Dues: \$28.96		Monthly Dues: \$30.41
	BUDGET	ACTUALS	BUDGET
INCOME			
Member Income - Residential	119,192	119,192	125,152
Member Income - Commercial	15,988	15,988	16,787
Interest Income - Operating	150	8	8
Community Garden Income	2,500	2,611	2,500
TOTAL INCOME	137,830	137,799	144,447
Administrative Expenses			
Management Fee	10,068	10,068	10,572
Eco Pass	25,619	10,665	9,745
Insurance	2,000	2,085	2,200
Legal, Audit, Tax Prep	400	469	550
Website	780	780	800
Postage, Printing & Supplies	1,200	1,050	1,200
Community Events	1,000	968	1,000
Total Administrative Expenses	41,067	26,085	26,067
Maintenance Expenses			
Snow Removal	5,000	4,179	5,000
Grounds Maintenance	35,000	36,442	35,000
Sprinkler Maintenance	4,500	1,729	5,000
Tree Maintenance	3,500	2,575	3,500
Dog Stations	0	0	2,000
Movies in The Park	3,000	3,000	3,500
Holiday Sign Maintenance	250	0	250
Structure Maintenance	100	0	300
Library Maintenance	100	0	0
Sun Shades - Put up/Take down	800	800	800
Total Maintenance Expenses	52,250	48,725	55,350
Utilities			
Water - Irrigation	30,000	23,732	32,000
Electric - Common	165	156	170
Compost - Community Garden	1,080	1,216	1,300
Total Utilities	31,245	25,104	33,470
Total Operating Expenses	124,562	99,914	114,887
NET OPERATING INCOME	13,268	37,885	29,560
RESERVE ACCOUNT ACTIVITY			
Reserve Income			
Interest Income - Reserves	0	265	200
Reserve Contribution	13,268	13,268	29,560
Reserves Expenses			
Irrigation Clock Upgrades	6,190	3,095	0
Landscaping Improvement	0	5,622	0
TOTAL CAPITAL EXPENSES	6,190	8,717	0
RESERVE ACCOUNT NET CHANGE	7,078	4,551	29,560
Transfer to Reserves as % of Member Income	10%	10%	21%



HOLIDAY NEIGHBORHOOD ECOPASS 2024 ENROLLMENT AND RENEWALS

REQUIRED DROP-IN SESSIONS

Only for residents of the Holiday Neighborhood*

*****Three Drop-In Enrollment and Renewal Sessions*****

Thursday, December 7th 5pm-7pm

Monday December 11th 6pm-8pm

Saturday, December 16th 9am-12pm

Wild Sage Common House at 1650 Zamia Avenue

*Proof of residence required. Map and instructions at <http://www.holidayneighborhood.com>

All EcoPass holders need to renew their EcoPasses

Your 2023 EcoPass will be de-activated, unless renewed. Please drop by one of the sessions to renew your EcoPass.

