

HOLLIDAY HOUSE EXECUTIVE BOARD

MINUTES

March 12, 2015

The meeting held in Unit 301 came to order at 5:04 p.m. Justin Windholz of Crystal Property Management and all Board Members except the At Large, Peggy Chandler, were present.

The Minutes of the last meeting, January 8, 2015, were presented and approved, as was the Financial Report prepared and presented by Justin Windholz.

OLD BUSINESS ADDRESSED

All fourteen items considered at the January meeting have been undertaken and completed with the following exceptions:

- 1.) The new rain gutters at the west entrance have not been installed.
Justin will contact a different company to do this job.
- 2.) A LOAN needed to replace the heating system which was approved by unanimous consent of all HOA members attending the Annual Meeting and all ballots which were mailed in (these are attached to the Minutes of that meeting), are now being sought. Paperwork has been submitted to three banks, Alpine, U.S., and Vectra. CPM is waiting for their replies and any requests they submit for further documentation.
- 3.) PARKING I.D. STICKERS have been mailed to all unit owners with a letter of instructions. Although March 9 was set as the change-over date from blue tags to the new 2015 red stickers very few tenants have complied. Justin was asked to prepare a notice to be posted on each unit door advising tenants to display said sticker or contact the owner of the unit if the renter did not receive one. Since each ID sticker belongs to a specific unit and cannot be transferred those owners with stickers but no vehicle will keep the sticker unused and the parking spot for that unit will simply remain vacant and available to all.
- 4.) The troublesome tenant in #108 has moved out. Zona asked that someone check that the patio door is locked to assure that transients can no longer enter that unit and thus gain entrance to the entire building.
- 5.) The new video surveillance system is still on the table.

NEW BUSINESS

- 1.) Plumbing
 - a. A leak in the drainpipe was reported in unit #107. It has been repaired and the necessary drywall repair done.
 - b. The air bubbles plaguing the hot water system seem much improved.
- 2.) Building Odor complaint
One tenant has been complaining of offensive odors in the building. The unit owner (#308) says his tenant smells odors on weekends which "do not smell like cooking." However, the tenant has knocked on several neighbors' doors asking them not to cook in the middle of the night. No one else at that end of the building, including the board president, has been bothered by such odors. CPM has asked Mr. Thompson to advise his tenant to cool it and stop harassing his neighbors.
- 3.) The deterioration of the lock at the main entrance and the fact that there are no more keys available to fit the current locks necessitates a change of locks and keys for all outside entries to the building.

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Justin presented three possibilities for this including punch code locks and said options ranged in price from \$1,500.00 per door to \$500.00 per door. Zona MOVED that the TRI COUNTY bid for \$500 per door with 100 keys be accepted, and 2 (two) keys be given to each unit, the remaining keys to be held by CPM to be sold as needed in the future. Motion seconded and passed unanimously.

4.) The Leasing of UNIT #10

The HOA owned unit is being vacated and upgrading the apartment with major renovations, such as a new kitchen etc. was discussed. MOTION by Mildred that since the financial condition of the HOA is unsettled at present the major upgrades to Unit #10 shall be postponed and only minor repairs, painting and carpet cleaning be done between tenants at this time. Seconded and passed three votes to one.

5.) DEEP CLEANING of the Common Areas

Consensus was reached that it is time for a Deep Cleaning. Justin said he knows of a cleaning company he could count on to do a thorough job. He was asked to arrange a time and an approximate price for this service.

6.) Other Concerns

- a. Update of the resident Directory in the main foyer.
- b. A timely walk-around with our yard crew, to assess possible changes in landscaping.

The meeting adjourned at 6:25p.m.

Respectfully submitted,

Zona L. Hays, recording sec'y