

HOLLIDAY HOUSE EXECUTIVE BOARD

MINUTES April 16, 2015

The meeting, held on site in unit #301, was called to order at 5:01p.m. All members attending except the Vice President, Peggy Chandler. Justin Windholz represented Crystal Property Management Co. and furnished Agendas and Financial packets as well as the Minutes of the March 12th meeting. These were approved as presented.

CURRENT FINANCIALS

The statements were straightforward and contained no surprises. Justin mentioned that all bills have been paid through April. The expenditure for gas, it was noted, is at 47% of budget, and we are at least halfway through the heating season. Also noted was the shrinkage of the Reserve Account due to the costly elevator repairs.

OLD BUSINESS

- 1.) Joan McDonald raised the question of notices to residents regarding the new red PARKING ID STICKERS, stating that she had not received one posted on her door. Justin said that notices had been printed and were put on the cars in the parking lot which did not display said ID. However, no record was made of those cars, therefore it is not known which tenants were missed if they were not present at the posting which was done on a weekday during business hours. This presents a problem as far as enforcement is concerned.

Justin was asked to place a NOTICE OF TOWING on the vehicle which has not moved in several months. He also said he would phone Mr. Gettinger, #307, about the number of vehicles he is parking in the lot.

- 2.) The unit owned by the HOA, #10, has been leased at \$1,100.00 to a single man.
- 3.) The installation of new locks on all outside entries has not been done. Justin said he called the company today.
- 4.) BOILER FINANCING was again discussed. Two Banks, Alpine and U.S. Bank are willing to loan the HOA \$50,000.00 for 5 (five) years at a rate near 6%. Payments would be about \$1,000.00 a month. That size of loan would leave a large chunk of the cost to be made up and would entirely deplete our Reserve Account. Zona MOVED That this loan arrangement shall not be entered into now but be postponed until other options are considered. Seconded and PASSED unanimously.

NEW BUSINESS

- 1.) The PEST CONTROL company has been to the building several times working on eradicating the ants in the basement. They will continue to monitor the area.
- 2.) Our LANDSCAPING company did a walk-around with Justin (no one from the Board was with them). Justin will get some suggestions regarding plantings etc. to spruce up the yard and estimates for each project. We are also scheduled to have the sprinkling system turned on "soon", no date given.
- 3.) Since learning that last month's plumbing problem and repair was the result of the settling of the building stressing the pipe, the need to assess the condition of FOUNDATION becomes a priority. MOTION: Have the foundation inspected by specialists in the field to determine its condition and what work is needed to stabilize it. Motion PASSED.

The next meeting is scheduled for May 14th. Adjournment at 5:50p.m.

Respectfully submitted,



Zona L. Hays, Recording Sec'y