

**HOLIDAY PARK CONDOMINIUM NO. 1 ASSOCIATION
MEETING MINUTES
ANNUAL (ELECTION) MEETING**

Date: Wednesday - March 16, 2022
Time: 8:00 PM
Place: Zoom Meeting (Meeting ID 575 181 8363)

Present at meeting:

President	James ("Jim") Carney	Treasurer	Jeff Essenburg
Vice President	Jose Lopez	Secretary	Arlene Giczkowski
Director	Karen Gray		
Property Manager	Omar Hazien, Archstone		

Call to Order

The Annual Meeting for the Holiday Park Condominium No. 1 Association, Inc. was held on the date, time and at the place set forth above.

Establishment of a Quorum

Total members in attendance, via teleconference, was 14. Due to these results, the Association did not have a quorum of the membership (20%).

Proof of Notice of Meetings

The 1st and 2nd notice of the meeting was presented on the screen. The 1st Notice shown and dated as January 13, 2022 and the 2nd Notice shown and dated as February 25, 2022.

Approval of Previous Meeting Minutes

Minutes from the October 27, 2021 meeting were reviewed and approved by Arlene Giczkowski. The meeting minutes were posted on the Association's website.

Election of Board of Directors

The Association received 5 Notice of Candidacies for the 5 open positions on Board of Directors. The candidates for the Board of Directors are as follows:

- James Carney
- Jeff Essenburg
- Arlene Giczkowski
- Karen Gray
- Jose Lopez

Since there was a lack of a quorum of the members (20%) and only 5 candidates submitted their names for the 5 open positions, a formal election was not held. All 5 Candidates were elected as the Board of Directors.

New Business

2022-2023 Insurance Renewal

A discussion was held regarding the upcoming insurance renewal for the Association on April 11, 2022. Omar informed the Board of Directors that the insurance agent has been working on the proposal and it does seem that there will be a \$10,000-\$15,000 increase in premiums, which seems to be on par in the current market. The budget was prepared with this in mind and will not lead to an assessment or increase in maintenance for 2022. The Board will meet with the insurance agent once the renewal proposal is ready.

Pet Fees

A discussion was held regarding instituting a non-refundable pet fee for new owners and new pets. The fee will assist the Association in raising funds for operating expenses, cleaning buildings and replacing pet waste station bags. Jim recommended a one-time non-refundable fee between \$200-\$250. After a brief discussion with the Board and the item was tabled for the next meeting to give the Board more time to discuss.

Clubhouse Use

A discussion was held regarding the opening of the clubhouse for private event use. Omar noted that a few residents have inquired about the use of the clubhouse for an event. The Board of Directors all agreed that it is time to re-open the clubhouse for private use, due to the low levels of Covid-19. Further discussion was held on what restrictions to implement, given Covid-19 is still considered a global pandemic. Arlene made a motion to implement the following rules: Maximum of 25 people, for use between the hours of 11 AM - 7:30 PM, and the requirement of a \$50 non-refundable sanitation fee. The Association will also provide Clorox wipes in the clubhouse for resident use. Jim 2nd the motion. Karen and Jose were in favor of the motion. Jeff was not in favor of the motion. The motion passed 4 to 1. Omar further noted that he will update the clubhouse use form to include Covid-19 language and post notices on the clubhouse door.

Capital Improvement Projects

Omar discussed the Association's potential upcoming capital improvement projects:

2022 - Complete special assessment items (concrete restoration, skylight replacement and pool resurfacing) and soft wash the roof shingles

2023 - Address paving concerns (re-milling/seal coating, concrete barrier repairs and re-stripping)

2024 - Painting of the Buildings

Open Forum

The floor was now open for Residents to discuss any questions or concerns with the Board of Directors & Management. The following items were discussed in open forum:

M24 Roof Leak - The Owner of Unit M24 informed Management that she has a roof leak. Management informed her that Best Roofing will be informed of the leak and will schedule the repair with her directly.

Pest Control - A resident asked if Pest Control was included in the maintenance fees. Management informed the Owner that the Association is not responsible for pest control services.

Owner Harassment - A resident asked what should be done about a specific Owner who has been harassing kids. The Board informed her that the man has dementia, and the cops should be immediately called in the event of harassment.

Adjournment

A motion was made by Jim Carney to close the meeting. The motion was 2nd by Jose and the motion passed unanimously. Meeting adjourned at 8:38 P.M.