

**August 13, 2009**

**Holland Park Homeowners Association Meeting**

**Meeting Minutes**

Attendees: Matt Dyal; President, Jennifer Cunnington; Vice President,  
Homeowners: One homeowner attended

Start Time: 7:00 pm

End Time: 8:05 pm

Tim Benintendi, Property Manager/Broker-Affinity Group Inc. attended

Items discussed and acted upon:

1. Secretary Shawn Schmidt has resigned his board position
2. MSP that Harold Lesch- homeowner will fill the remaining term as secretary of the board.
3. Review of funds available and homeowner balances. Fund balances are in good overall position. Past due balances will be pursued as discussed in 4 below.
4. MSP to retain Vial Fotheringham legal firm to represent the board for collection of past due accounts and fines. Invite Vial Fotheringham to attend next board meeting to review their program.
5. Landscape walk around was held TruGreen prior to the meeting. Action items:
  - Improve overall timeliness of front yard maintenance/maintain the common drainages on Butte Lane, now overgrown, per our agreement.
  - Metal Stake all leaning trees
  - Do not have TruGreen maintain year round color plants at entry sign on Denny
  - Reduce watering at Denny road frontage to eliminate sogginess, cut water bill, replace dying arborvitae (Matt to follow up)
  - Seek estimate to have oversize and diseased trees trimmed/removed around the entire association to prevent sidewalk/house/foundation damage. Work should be done late winter/early spring.
  - Repair leaning HOA Fence on Denny road frontage, replace missing cap. Authorize Affinity group to do work up to \$250 dollars. OK verbally by Harold and Jennifer, Matt please authorize work order with Tim.
6. Budget discussion: Affinity Group will work with existing budget through end of 2009 and propose a new budget based on actual expenses in January 2010.
7. Violations/Fines/Penalties: Violation letters need to be sent to homes identified in walk around after meeting. Affinity Group will send the notices. HOA will enforce rules on an ongoing basis to maintain home values, keep neighborhood in good repair. Noted violations included painting, back yard landscaping, window AC units and for rent signs.

Next meeting on Thursday October 8 at 7PM.

Minutes compiled by Harold Lesch-Secretary