

# HOLIDAY NEIGHBORHOOD MASTER ASSOCIATION

## BOARD MEETING

March 21, 2023

### MINUTES

Called to Order: 4:30 pm (via Zoom call)

In attendance: Property Manager, Meg Ritter; Board Members: Linda Barr, Helen Joffe, Jenifer Sher.

1. Homeowner Open Forum – no updates.
2. Cash Summary – financial report & reserve fund update reviewed.
3. Property Management Report –
  - a. Tax returns were completed, signed and sent out.
  - b. Payment for NoBo Art District was made for installation of park bench. Linda to contact Travis at Native Edge to confirm preparations for installation of park bench. Meeting with NoBo Art District artist to be scheduled after April 5<sup>th</sup>. Question: how will bench be secured (bolted down)?
  - c. Contract with Native Edge for 2023 grounds maintenance and preparations for park bench space were approved.
4. New Business
  - a. Tree Maintenance – City will be pruning all the trees by the park this year and does so approximately every 4 years. Hence, HOA will be responsible for less tree maintenance this year (mostly our trees are along 28<sup>th</sup> Street). Ash trees along 28<sup>th</sup> Street require special treatment with Neem oil (active ingredient is Azadirachtin. The board reviewed and approved cost of tree maintenance from Blue River Forestry & Treecare.
  - b. Policy changes due to amended State Law regarding HOAs affecting Collections, Conduct of Meetings, and Enforcement Policies. Draft changes to Holiday Policies made by legal representative were reviewed and approved.
  - c. Timeframe for sunshade Spring installation – Board requested to be installed as soon as possible. Worn spots (holes) in sun shade that were reported last year are still needed. Meg to request the city to repair the sun shades as needed. Also the board also asked if the city could bolt down picnic benches in the children’s playground area. The benches are frequently pulled out onto the lawn area.
  - d. Proposed “Meet Your Neighbors” Meeting – Linda & Cindy (holiday homeowner) met to discuss the HOA sponsoring a small Neighborhood Get Together in the park in late April or early May. Coffee, tea and snacks to be offered. Flyers, signs, and email notifications could be sent out. Can HOA support this event? Linda and Cindy will provide a budget estimate. Linda to contact NoBo Library to see if they might be interested in providing information about the progress of the new North Boulder Library building.
  - e. Dogs at large in Holiday Park – could be due to the completion of new housing on Broadway & 14<sup>th</sup> Streets. City recently posted a new sign alerting dog owners that dogs must be kept on a leash. Meg to contact the Armory developer about notifying dog owners of leash law. Residents can call City Dispatch when dogs at large are noticed.

Meeting Adjourned: 5:33 pm

Witnessed: *Linda Barr*