

Holiday Park Park and Recreation District
Board of Trustees Special Meeting

March 18, 2024

I. Call To Order by Chairperson Shawn Slattery at 9:04 a.m.

II. Pledge of Allegiance
Invocation given by Sharon O'Reilly

III. Roll Call taken by Sharon O'Reilly

Chairperson	Shawn Slattery	Present
1 st Vice Chair	Ken Judd	Present
2 nd Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Jackie Mitchell	Present
Trustee	Deborah Perla	Present
Trustee	Cheryl Morris	Present
Trustee	Rick Haggard	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Absent

IV. Resident Comments
None

V. Report from District Manager
None

VI. Trustee Comments
None

VII. New Business
None

VIII. Old Business

1. Lawn Contracts/Presentations

A presentation was given by Sam Passafiume, Senior Business Developer at Brightview Landscape Services. After discussion, the Board agreed not to hire Brightview.

A presentation was given by Bill Simpson, Business Development Manager at Yellowstone Landscape.

The third and last presentation was given by Collin Grados, U.S. Lawns, our current lawn care company. Collin stated that the reason U.S. Lawns was terminating their current contract was due to an error in bidding. Collin stated that they underbid the contract and are asking for more money.

A BREAK WAS TAKEN FROM 10:12 A.M. – 10:22 A.M.

There was a long discussion between the Board, residents, and Collin. Collin stated that U.S. Lawns wants to continue service to Holiday Park and left the meeting to work on contract negotiations with the owner. There was a general consensus to keep U.S. Lawns, if the Board could negotiate an acceptable contract.

There was further discussion between the Board and residents regarding lawn care issues, including swales, edging, and frequency of mowing. There was concern expressed about impediments to mowing, including lawn ornaments and stumps, as well as rules and regulations regarding these. It was agreed that we need to work on this issue to make the property easier to mow. The Board also agreed that we need to review all documents for possible revisions. Shawn Slattery asked all Trustees to review all written documents in their Trustee Handbooks and submit suggested revisions to Carmella Coons, who will then forward them to him. Shawn, who heads the Rules and Regulations Committee, will review these suggestions and present them at a future workshop. Suggestions for Architectural Control Committee (ACC) revisions should be submitted to Bob Bachman.

Collin returned to the meeting with a revised contract proposal from U.S. Lawns that would be effective 4/1/2024 – 9/30/2024. This was discussed among the Board and residents. There was consensus that the proposed contract was reasonable. It was clarified with Collin that the swales would be cleaned two times during this 6-month period, and additional mowing of Phases 1 and 2 is available at a cost of \$8,580 per job. There was agreement that we could approve the 6-month proposal with changes, and that we did not need the Holiday Park attorney to review the 6-month contract. It was suggested that there be clarification of “cause for termination” to prevent the recurrence of our present situation, and Collin reassured the Board that U.S. Lawns would not terminate a contract in the future due to underbidding or increased costs on their end.

There was a motion by Bob Bachman, Second by Deborah Perla, to accept U.S. Lawns' proposed 6-month contract, 4/1/2024 – 9/30/2024, with the following changes:

- To include two swale cleanings
- Additional mowing service of \$8,580/service would include the entire park.
- "Cause" for termination by U.S. Lawns does not include cost increases incurred by U.S. Lawns for service.

All in favor.
Motion carried

The Board will review the second 12-month proposal by U.S. Lawns, with a start date of 10/1/2024, after the Holiday Park attorney reviews it. A suggestion was made to not have mowing service in December, due to yard decorations and have this mow as a "floating" date.

IX. Supplemental

1. Phase 2 Pool Closure

George Clinch, 5014 Palena Boulevard, asked the Board to close Phase 2 pool on Saturday, March 23, 2024, from noon to closing, to accommodate the Car Show and Sock Hop on 3/23/2024, from 3 p.m. – 7 p.m.

A motion to close the Phase 2 pool on 3/23/2024, from noon to closing was made by Sharon O'Reilly, Second by Rick Haggard. All in favor.
Motion carried.

A BREAK WAS TAKEN FROM 11:16 A.M. – 11:20 A.M.

2. Resident Surveys

Kim Jacobs, 5064 Palena Boulevard, is on the Communications Committee, and they are looking at online resident survey tools. Kim asked the Board for input. Shawn Slattery asked Kim to work with Cheryl Morris on the medium- and long-term project lists to be able to get resident input on ranking them. Kim would like to discuss this further at a workshop.

X. Trustee Comments

None

XI. **Resident Comments**

1. Jim Oliver, 6566 Greenview Court, suggested we have a paper shredding company come to Holiday Park.
2. Ernie Mitchell, 6403 Hikina Court, is working on next year's budget with Don LaMaster, which will include the lawn care proposals.

XII. **Adjournment**

Motion to adjourn the meeting Bob Bachman, Second by Jackie Mitchell.
Motion carried.

MEETING WAS ADJOURNED AT 11:53 A.M.

Respectfully submitted,

Sharon O'Reilly, Secretary