

Holiday Park Park & Recreation District  
Annual Organizational Meeting

March 21, 2023

I. **Call To Order** by Chairperson John Rabideau at 10:04 A.M.

II. **Election of Chairperson**

- A motion was made by Don LaMaster, Second by Ken Judd, to elect John Rabideau as Chairperson. A motion was made by Sharon O'Reilly, Second by Jim Oliver, to elect Cheryl Morris as Chairperson.
- Discussion ensued, and a roll call vote was taken:

John Rabideau:	John Rabideau
Ken Judd:	John Rabideau
Bob Bachman:	Absent
Don LaMaster:	John Rabideau
Sharon O'Reilly:	Cheryl Morris
Deborah Perla:	Cheryl Morris
Cheryl Morris:	Cheryl Morris
Jim Oliver:	Cheryl Morris

- Cheryl Morris was elected as Chairperson.

III. **Formal Presentation of Gavel to Chairperson**

- John Rabideau presented the gavel to Cheryl Morris.
- John Rabideau left the meeting at 10:22 a.m.

IV. **Election of Officers**

- Jim Oliver nominated Ken Judd as 1<sup>st</sup> Vice Chair, Second by Don LaMaster. Ken Judd accepted the Office of 1<sup>st</sup> Vice Chair.
- Jim Oliver nominated Don LaMaster as 2<sup>nd</sup> Vice Chair, Don LaMaster declined.
- Don LaMaster nominated Deborah Perla as 2<sup>nd</sup> Vice Chair, Second by Jim Oliver. Deborah Perla accepted the Office of 2<sup>nd</sup> Vice Chair.

- Don LaMaster nominated Sharon O'Reilly as Secretary, Second by Deborah Perla. Sharon O'Reilly accepted the Office of Secretary.
- Jim Oliver nominated Don LaMaster as Treasurer, Second by Ken Judd. Don LaMaster accepted the Office of Treasurer.
- No nominations were made for the Office of Assistant Secretary. It was decided to table this nomination.
- Jim Oliver nominated Robert Burleigh as Sergeant at Arms, Second by Don LaMaster. Robert Burleigh accepted the Office of Sergeant at Arms.

**V. Appointment of Committee Chairpersons**

Cheryl Morris asked that each Trustee give her two positions that they were willing to accept and asked that we move further discussion to the next workshop.

**VI. Adjournment**

Motion to adjourn the meeting by Jim Oliver, Second by Don LaMaster.  
Motion carried.

**MEETING WAS ADJOURNED AT 10:34 A.M.**

Respectfully submitted,

Attested to,

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Sharon O'Reilly, Secretary

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Cheryl Morris, Chairperson

Holiday Park Park & Recreation District  
Board of Trustees Oath of Office Meeting

March 21, 2023

- I. **Call To Order** by Chairperson John Rabideau at 9:00 a.m.
- II. **Invocation** by Sharon O'Reilly, Secretary.
- III. **Pledge of Allegiance**
- IV. **Oath of Office**

The Oath of Office was administered by Carmella Coons, District Manager; taken by Sharon O'Reilly, Don LaMaster, Deborah Perla, and Cheryl Morris.

- V. **Adjournment**

Motion to adjourn the meeting by Jim Oliver, Second by Don LaMaster.  
Motion carried.

**MEETING WAS ADJOURNED AT 10:04 A.M.**

Respectfully submitted,

Attested to,

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Sharon O'Reilly, Secretary

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John E. Rabideau, Chairperson

I. **Call To Order** by Chairperson Cheryl Morris at 10:34 a.m.

II. **Resident Comments**  
None

III. **Roofing Bids**

Roofing bids were presented by Tim Meyer, to include the gazebo, Men's Club shed, and Guard House. There were four bids. A motion was made by Jim Oliver, Second by Ken Judd, to accept the bid from Alpha Roofing Co. There was discussion between the Trustees, District Manager, and residents.  
Motion carried.

IV. **Resignation of the "Over \$35,000 Committee" Chairperson**

- Bill Mitchell resigned as Chairperson of this Committee. He was unhappy with a change in process made by John Rabideau and Carmella Coons in handling projects. Bill wanted to continue to oversee the projects from start-to-finish, rather than turning them over to Steve Grossl after bid acceptance.
- A motion was made by Deborah Perla, Second by Sharon O'Reilly, to keep Bill Mitchell as Chairperson of this Committee and have him continue to oversee projects after the bids were accepted.
- There was a discussion between residents, Trustees, and the District Manager. The discussion included the importance of getting bids to submit to the Federal Emergency Management Agency (FEMA) and insurance, and it was agreed that the person who develops the project scope should follow the project to completion.  
Motion Carried.
- Cheryl Morris asked Bill Mitchell to reconsider his resignation, and Bill advised he will reconsider and get back to the Board of Trustees. It was agreed that more volunteers are needed on the two bid committees, "Over and Under \$35,000."

V. **Resident Comments**

- Yvonne Warner, 5413 Holiday Park Boulevard, asked the Trustees to be careful in reviewing applications. She is concerned about another Limited Liability

Company (LLC)-type takeover. Yvonne asked if we have received any insurance money, and Cheryl Morris responded "not yet." Cheryl Morris reported that the insurance company has agreed to pay \$35,000 for fencing and gates, and she hopes to receive this payment in the next month.

- Ernie Mitchell, 6403 Hikina Drive, read an email drafted by Carmella Coons and him, which was sent to the FEMA attorney, along with the attorney's response. The FEMA attorney could not make any promises, but he is hopeful we will get some FEMA money in the next three-four months. This money would go into reserves. Ernie Mitchell emphasized that the Holiday Park finances are in a good state.
- Karin Anderson, 5072 Palena Boulevard, commented that, in her communications with the FEMA attorney, she emphasized that even though Holiday Park is a gated community, we sponsor many events that are open to the public, including voting, dances, clubs, and yard sales.
- Lois Lantry, 6448 Keena Court, expressed concern that Cheryl Morris may resign.
- Jackie Mitchell, 6563 Hikina Drive, and her husband, Bill, compiled a list of homes that need to be demolished and are not marked for demolition and/or do not have permits posted for demolition. Ken Judd asked that she give this list to the Board of Trustees.
- Jackie Mitchell was also concerned that we have been paying Wessel/JPS up front and not holding back money, as promised by John Rabideau and Don LaMaster, until the lots are cleared to the Board of Trustees' satisfaction. Don LaMaster responded that JPS threatened to stop work if they were not paid up front.
- Don LaMaster left the meeting at 11:40 a.m.
- Steve Slocum, 6409 Keena Court, stated he is happy today's meeting is being zoomed and requested feedback on the zoom process before the snowbirds leave for the season.
- George Clinch, 5014 Palena Boulevard, stated he was sad about the Trustee bashing at today's (3/21/23) meeting.
- Carol Clinch, 5014 Palena Boulevard, asked that the Board of Trustees use more positive terminology going forward and avoid the use of the word, "liar."

- Karin Anderson, 5072 Palena Boulevard, reported that the LLC is cleaning up homes that they plan to have demolished. She advised the Board of Trustees to give John Rabideau and Don LaMaster some time to “cool off and asked residents to let them know they are appreciated.

**VI. Trustee Comments**

- Ken Judd is concerned about the abandoned homes. There is still a lot of work that needs to be done in Holiday Park, and we may need to hire a tree climber for debris removal. He apologized to Bill Mitchell.
- Deborah Perla reported that our new lawn contract is for \$157,560 annually, including swales, and will save Holiday Park \$84,000 per year.
- Sharon O’Reilly agreed with Ken’s concern about abandoned homes and asked that this issue be a priority for discussion at the next workshop. She also asked Carmella Coons to speak with John Rabideau and Don LaMaster.
- Jim Oliver asked Cheryl Morris to add a discussion of the open Board of Trustee position to the next workshop agenda.
- Carmella Coons apologized to Bill Mitchell.

**VII. Adjournment**

Motion to adjourn the meeting by Jim Oliver, Second by Sharon O’Reilly.  
Motion carried.

**MEETING WAS ADJOURNED AT 11:52 A.M.**

Respectfully submitted,

Attested to,

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Sharon O’Reilly, Secretary

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Cheryl Morris, Chairperson