

# Holiday Village Property Owner's Association Executive Session

March 7, 2019 | 6:00 PM | Meeting location : Clubhouse

Meeting called by	Carroll Hagle	Board of Directors
Type of meeting	Executive	Elton Boubel
President	Carroll Hagle	Randy Novak
Secretary	Michelle Morganti	Frank Potter:
Treasurer	Carroll Hagle	Beth Smith: not present:
Vice President	Mike Mize and Lyndon Crosby: not present	Buck Buckner: not present

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## Item 1: Café Prices and Costs

**President: Carroll Hagle:** presented chart showing menu items, current cost and price before increases. The chart also indicated that the prices of condiments were not included. Example: Shows a Linebacker (burger) costs \$3.96 to make, and was being sold for \$4.99, making \$1.03 profit, but now is \$5.99, making a \$2.03 profit.

**BOD: Randy Novak:** is concerned, as the idea Mike Mize had, and the board went with was to lower the cost to get community in the club house: offer good food at the lowest price possible as AMA dues already are used for utility and payroll purposes ("Clubhouse Maintenance") and property owners shouldn't pay this twice.

**BOD: Frank Potter:** asserted he was never a part of a discussion about this. Carroll said most discussions had occurred at president meetings on Monday evenings.

**BOD: Randy Novak:** Asked the Board to answer how much profit does the kitchen need to make. January was \$1702, \$1723 in February, and \$2040 for March (before price increases)

**BOD: Elton Boubel** feels the café needs to make enough to cover helping pay for future equipment needs/repairs

**All BOD Present agreed: Traffic/ Community is most important**

**BOD: Randy Novak:** explained that he had received more than 9 complaints about new prices.

**BOD: Frank Potter:** shared that he understood. The prices, while not that huge, are enough that he won't be able to eat at the clubhouse as often. He probably wouldn't spend less but would attend less.

**President: Carroll Hagle:** presented a menu from the Red Dome, in Quitman, and questioned how anyone could eat elsewhere less expensive?

**BOD:** Agreed that they can't

**President: Carroll Hagle:** then questioned where they would go then?

**BOD:** home

**President: Carroll Hagle:** presented February Monthly Report showing a 23% profit and noted Kelee's time in the kitchen is getting less and less.

**BOD: Frank Potter:** He understands Kelee had said the kitchen covered all but 2k of its payroll, and acknowledged that is the most the kitchen had ever made, but that 2K did not include Kellee's pay.

**BOD:** Asked Carroll to provide an "items served" report for the past 2 months and next month, because if the profit goes up, but that number goes down, then that is not reflecting the Board's objective.

**BOD: Randy Novak:** Is really concerned that the kitchen is on the cusp based on the law of diminishing returns

**BOD:** Expressed concern about quality of service

**President: Carroll Hagel:** shared concern and will get report

### **Item 2: Bun Toaster**

Kitchen should toast buns fresh on grill

### **Item 3: Roads**

**BOD: Randy Novak:** Expressed concern about road conditions and Board not having a plan of action to address it.

**BOD: Frank Potter:** noted there was enough emergency fund to complete 1 mile at \$36k and Patton will match.

**BOD: Randy Novak:** would like to ask for a match of \$100k. "Geronimo and Boat Road have already puzzled. We have to act or we will lose all we have payed. "

**President: Carroll Hagel:** We need to patch the better roads asap, but there are roads without asphalt and we have dirt or chip and seal to fix it. We need to raise funds and "work our butts off" to get this done.

**BOD: Frank Potter:** asked Hagle to pay attention where they put the sill. He disagrees with JD about the quality of project and would like Carroll to make sure it is as good as claimed.

**BOD: Randy Novak:** Agreed we need training and knowledge and we need a plan now

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### **Item 4: Technology**

**BOD: Randy Novak:** Presented email recommending re-furbing IT infrastructure as ours is outdated and can't handle the Magnolia account business we will be handling. Email also included a bid for his services, and noted other places to seek bids: Computer Doctor in town and Best Buy's Geek Squad.

**BOD: Elton Boubel:** "This isn't a need to; it's a have to"

**BOD: Frank Potter:** asked for some time to look over