

Holiday Village Property Owner's Association Open Meeting

June 15, 2019 | 9:00 AM | Meeting location : Clubhouse

| | | |
|-----------------|--|--------------------------------|
| Type of meeting | Open | Board of Directors |
| President: | Lyndon Crosby Sr. | Elton Boubel |
| Secretary | Michelle Morganti | Frank Potter |
| Treasurer | Positions vacant: new board will conduct interviews together, and will still accept applications | Beth Smith |
| Vice President | | Now: Ken McCall and Joe Ammons |

BOD: Frank Potter: General: Prayer and Welcome

President Lyndon Crosby Sr.: Called meeting to order.

Action Item 1: Officer Positions

BOD: Beth Smith: motioned that Michelle Morganti be re-appointed Secretary for the POA

BOD: Frank Potter: seconded the motion

President Lyndon Crosby Sr.: called to a vote

BOD: Ayes Carried

President Lyndon Crosby Sr.: Michelle Morganti will continue as Secretary

BOD: Frank Potter: motioned that Lyndon Crosby appointed President for the POA

BOD: Beth Smith: seconded the motion

President Lyndon Crosby Sr.: called to a vote

BOD: Ayes Carried

President Lyndon Crosby Sr.: I will continue as your President

Action Item 2: Appointment of Vacant Board of Director Positions

BOD: Beth Smith: Noted Joe Ammons, Mike Mize, and Ken McCall applied for the positions.

BOD: Elton Boubel: motioned that Ken McCall be appointed for the vacant 2 year position as a Board of Director

BOD: Beth Smith: seconded the motion

President Lyndon Crosby Sr.: called to a vote

BOD: Ayes Carried

President Lyndon Crosby Sr.: Ken McCall will serve the open 2 year term as a Board of Director.

BOD: Beth Smith: motioned that Joe Ammons be brought on for the vacant 1 year position as a Board of Director

BOD: Elton Boubel: seconded the motion

President Lyndon Crosby Sr.: called to a vote

BOD: Ayes Carried

President Lyndon Crosby Sr.: Joe Ammons will serve the open 1 year term as a Board of Director.

Action Item 3: Minutes

Secretary: Michelle Morganti: read a summary of May's Annual Open Meeting and Executive session minutes.

BOD: Beth Smith: motioned to accept minutes submitted

BOD: Elton Boubel: seconded the motion

President Lyndon Crosby Sr.: called to a vote

BOD: Ayes Carried

President Lyndon Crosby Sr.: Minutes accepted

General Manager Report

President Lyndon Crosby Sr.: Introduced General Manager, a new position combining all Village Management Positions: Mike Eckles

General Manager: Mike Eckles: Introduced himself: I was Military Police and then owned and operated Construction Company. Married for 37 years, 2 children, and 1 grandchild

June Power Point Presentation Notes and Discussion

Re Organization/Oversight: President oversees General Manager and visa-versa. GM has no access to monies. All Checks and transfers now require 2 signatures and one of those must be a Board of Director. Minutes will be posted on official website: HV of Fork **POA Member: Elizabeth Upchurch:** Why not utilize website? **GM:** We will update monthly. This site is info only. **BOD: Frank Potter:** Michelle will be updating her own minutes. **BOD: Beth Smith:** We will all be admins and closely monitor.

GM Phone: (903) 850-8500 or leave message with Cody at front desk

Emergency Repair of Bridge: POA payed \$2480 and Tecon covered all labor expenses

Pool: \$585

Gates: Front gate boxes get tremendous use and need maintenance on 5 year old boxes

A/C: of the 3 A/C units in use 1 was condemned (more expensive to fix than replace). GM will obtain and then send email blast of at least 3 bids **POA Member: Jeff Hounberger:** If the bid is 6-8k, I can bid less. Can we scope first? Are you using a 5 ton 18 shear? **GM:** Yes and yes **POA Member: Lou Gilbreth:** Are you licensed and bonded? **POA Member: Ray Rico:** We need to use certified A/C guy to evaluate A/C units to find out how bad they are. **POA Member: Mike Mize:** We are pushing our luck on A/C units. They are at the endo of life. **GM:** Yes, and they are using old style freon, which costs \$500-\$600 to refill.

POA Member: Mary Kortowski: I don't get emails. **GM:** Please see Cody to update emails and sign up for emails of presentation and minutes.

Tree Removal hourly wage of maintenance and volunteers at no cost

Road Maintenance: We do not have foundation to re surface anytime in the next 12 months. Instead we will maintain pot holes 1x a week. We will use caliche for now, since it is less expensive.

Cafe; was closed because of management. I am and will be monitoring day to day financials. I believe it works for us. This month it is a little negative but it won't in the future. **POA Member: Ray Rico:** Why are we not open on Sundays? **GM:** The historical data does not support this. Sunday

afternoons, do not support themselves, so we are just open Sunday mornings. **Later in meeting, on slide discussing Kitchen Finances:** **GM:** We are not going to break even this month, including salaries, but given time and your support, it will come up. We made decisions during the reconstruction to facilitate financial gain, and now we need time. This report only reflects any income projected for the next 2 weeks. We have stopped the bleeding: We are not using any monies, any where using the emergency fund. The emergency fund current balance is, \$20k. We no longer have waitresses. Instead we have 1 cook and 1 person to take orders. **POA Member: Mike Mize:** Will we have movie nights? **GM:** We will look into that

Monthly Assessment's/Dues: are key to our financials and a top issue facing the POA. We are collecting at 65.8% at this time, which is an all-time high. **BOD: Frank Potter:** Do you know the ACH amount we receive each month. **GM:** It is around 5k a month at his time. **Clubhouse Receptionist: Cody Martin:** Come see me and I will sign you up. **GM:** Going forward we will have previous month Profit and Loss statement. At this time we only have month to date, POA **Member: Donna Coleman:** We are on the 15th of each month. Can we choose a date? **POA Member: Ray Rico:** Where do payments by cash or check need to be made? **GM:** Payments by can at clubhouse hours are Monday – Friday: 8 am – 3 pm, and Saturday from 8am – 1 pm. Do not go to sales office at the front, or our offices, which are restricted areas for safety and privacy reasons. If you pay by card, there is a \$2 fee, but not on ACH payments. This is what we are charged by bank.

Collections of AMAs: We have over \$3500 in collection process. 173 POs have received first letter, sent out when 30 days behind. We have 122 who have received their second letter, 60 days behind. The 3rd letter will result in litigation. We will begin immediately to process these each week. **POA Member: Claude Pierce:** Litigation means? **GM:** a lien on property, including filing fees and interest. **BOD: Frank Potter:** The new GM has furnished us with a comprehensive list of who is current, who has received first and second letters, as well as third. The ladies in finance are making phone contacts and they have recorded all answers and responses. **POA Member: Burt Blair:** How much does it cost the POA to place a lien? How long does it take, and how long is it good for? **GM:** 10 years, \$125 to file, and we will be awarded back assessments, fees, and interest. **POA Member: Burt Blair:** That is just eating up more money in the process. **GM:** We can't do all of it at once, but we have to do something. **POA Member: Denita Burrow:** If they don't pay taxes, they don't pay dues. **GM:** The County is not going to work with us. **POA Member: Elizabeth Upchurch:** I won't pay my dues until I respect the cake under the frosting.... **BOD: Ken McCall:** There is no cake until the AMAs are addressed. **BOD: Frank Potter:**We work with people, everyone who is behind, all the time and record notes on all conversations. **POA Member: Elizabeth Upchurch:** **POA Member: Burt Blair:** We can't reposes. **POA Member: Ray Rico:** Do we know for how long behind? **POA Member: Marilyn Pipes:** I am 2 months behind and my bill says: \$180, after I payed \$100. Why? **GM:** I will check on your records specifically. Come see me. I cannot fix what I don't know about. We have 864 property owners. **BOD: Beth Smith:** If you know information that could assist in collections, please share that with us. We are trying to go to courthouse. If you have information-we can use your help. **POA Member: Ray Rico:** Why can't we pay at front offices? Because before.... **BOD: Frank Potter:** We don't want our funds going through or to the developer. **POA Member: James Richards:** I am a special Projects Manager and the funds before were... **GM:** I am not entertaining any questions from the past. **My integrity will not ever be in question.** **POA Member: Mike Mize:** We were told. We knew, that it would take at least 6 months after leaving Magnolia to see how everything would be working and if it was a success.

Condos: **GM:** The bills for these have already paid for themselves and the rest of the month will be profit. The cleaning contract includes laundry and laundry may cleaning, every Monday and Friday.

RV Park: GM: We have 10 slots and by the end of the month those should be making profit

Reviewed Operations Budget

Action Item 3: Maintenance

GM: If we had a maintenance contract with them, the \$150 charge, would have only cost \$25. There is a \$125 service fee. Lyndon researched and was quoted a service agreement with Phillips for \$900 a year there would be no service fees, We would only pay for parts, and 4 times a year they would clean, grease and service gate. This month to date we have spent \$1400. The box units at the front gate have a 5 year life expectancy. The units are \$1300 each. Our units are going to begin costing too much to maintain. **POA Member: Randy Phillips o of Phillip's Gate:** This does not include tearing it up by an individual, **POA Member: Mary Skorkinowsky:** Who pays then **BOD: Beth Smith:** We have to pay a service fee for accidents. The individual must pay **BOD: Frank Potter:** If individual refuses to pay, we call the police.

BOD: Ken McCall: motioned that We enter into service contract with Philip"s Gate

BOD: Elton Boubel: seconded the motion

President Lyndon Crosby Sr.: called to a vote

BOD: Ayes Carried

President Lyndon Crosby Sr.: Motion Passed: we will enter into service agreement with Phillip's Gate

BOD: Beth Smith: Motioned to adjourn the meeting

BOD: Elton Boubel: Seconded Motion to adjourn

All BOD: Yes

President: Lyndon Crosby Sr.: Ayes have it. Meeting Adjourned