

Holiday Village Property Owner's Association Open Meeting

October 20, 2018 | 9:00 AM | Meeting location : Clubhouse

Meeting called by	Carroll Hagle	Board of Directors Present
Type of meeting	Monthly	Frank Potter
President	Carroll Hagle	Beth Smith
Secretary	Michelle Morganti	Elton Boubel
Treasurer	Carroll Hagle	POA Members Present: 28

General

President: Carroll Hagle

Welcomed property owners **Called meeting to order.**

Board of Director: Frank Potter Prayer

Action Item 1: Minutes

BOD: Beth Smith: Motioned to bypass full reading of the September OPEN Meeting minutes and accept as submitted in writing

BOD: Frank Potter: seconded the motion

BOD: Ayes Carried **President: Carroll Hagle:** Minutes accepted

Action Item 2: Finance

Treasurer Carroll Hagle: Reviewed Treasury Report and suggested moving the \$50, 000 in Emergency Funds to a Money Market, where it will earn \$150 a month

BOD Frank Potter: Noted there were no totals on the treasury report for beginning and total balances

President: C. Hagle: agreed to add

Bod: Frank Potter: Gave dues Report: mailed 339 late notices, reviewed 932 accounts and noted that those in arrears will most likely be angry as we move forward with enforcing policy

Gallery: expressed appreciation

BOD: Frank Potter: Motioned to accept Treasury Report

BOD: Beth Smith: Seconded motion and called for vote

All BOD: Yes

President: Carroll Hagle: Ayes have it. Treasury Report accepted.

Action Item 3

Property Manager: JD Tarno: Property Violations

27 ongoing violations: 10 followed up on after first letter, 9 received first letter, 8 prepared to gout next week, 2 violations are currently with attorney, 1 more being turned over and possibly 12 new ones

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Property Owner: Robert Sloan: Explained that previously Don Caldera, Dallas inspector and former POA President, had sent letter to Mitzi and sent numerous pictures to TCON and asked if the Board had a Plan B

President: Carroll Hagle: Yes. JD will be ready on second notice for enforcement on the 3rd

Action Item 4: Roads

Property Manager: JD Tarno: Roads

We currently have no patch materials, and as result are unable to address issues at this time. Two months ago patch repairs were discussed and some repairs were made. There was a new bid made from Brother's General, using Simply Green. He will clean and repair pot holes, including material and roll over for \$5,000. Patton donated and payed last time. All of it is almost \$10,000.

BOD: Frank Potter: Noted that was the best offer so far, since they supply labor and material. What they did six months ago is holding up: Waterfront.

POA Member: Belinda: correction, "Princess"

BOD: Frank Potter: asked Property Manager for clarification

Property Manager: JD Tarno: explained that it was an area near Indian Gap

POA Member: Belinda: stated she was "tired of Princess Potter throwing in her face..."

BOD: Frank Potter: the work is superior

BOD: Elton Boubel: Agreed "this stuff is much better but must dry out first"

BOD: Frank Potter: Questioned: "Do we want to give a one month approval or several months?"

President: Carroll Hagle: What are we talking about: first greater roads not needing patch?

Unidentified POA Member: Where I am is awful

Property Owner: Robert Sloan: Is he coming back to reseal?

President: Carroll Hagle: Yes, It was scheduled but rain has it on hold

BOD: Frank Potter: \$5,000 wil not take care of whole community

BOD: Beth Smith: Can we get material for patch work and use as far as we can?

Unidentified POA Member: Is there a plan?

President: Carroll Hagle: JD and he give input...

Unidentified POA Member: Is there a project plan?

Unidentified POA Member: Was this bid one guy or multiple bids?

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President: Carroll Hagle: We asked 3 different contractors for bids and received 2

Property Owner: Jim Hargrove: What is a load?

Property Manager: JD Tarno: 2 tons

President: Carroll Hagle: the last time we did this we had 2 loads. 1 load will not go very far, but after 2 or 3 months we should have some idea. We have to start somewhere. We have to do something.

Property Owner: Barbara: Is a load 5,000?

BOD: Elton Boubel: that includes labor... **Motion to accept BID**

BOD: Frank Potter: **Seconded**

BOD: all: yes: President: Carroll Hagel: Ayes have it. Motion passed.

Action Item 5: Ground Maintenance Bids

President: Carroll Hagel: We have been given 2 of the 3 bids we asked for, Ricky Oglesby is one.

BOD Beth Smith: I was asked if the creeks and ponds were included in maintenance contract.

Property Owner: Robert Sloan: The creeks are not included, the ponds are included to their water lines.

BOD: Frank Potter: Asked about the ditches

Property Manager JD Tarno: On this side of Geronimo it is included in the POA mowing contract, as well as maintenance from broken bow to Waterfront and Geronimo to the dam. No other ditches and creeks are included in the contract other than easements to the roadway.

President: Carroll Hagel: Simply Green Bid \$46,100 a year with no free lots. Brothers General (Oglesby) bid \$48,000/year with 75 lots mowed free of charge. We will charge \$50/lot mowed by to property owner.

BOD Frank Potter: **Motions to accept Brothers Bid**

BOD Elton Boule: **Seconds motion**

All BOD "Yes"

President: Carroll Hagel: **Ayes have it. Brother's Bid Accepted**

General Questions

Property Owner: Robert Sloan: Why was repair to front gate so high? \$6,910: Did JD build a whole new gate?

President: Carroll Hagel: Our insurance company was not going to pay so we wrote a \$3000 check to get repairs started. Two weeks later we wrote a check for the difference, and since received a check from State Farm Auto as seen in the deposits.

Property Owner: Robert Sloan: Asked about electrical strips in treasury report

BOD Beth Smith: Those were approved last month to improve security and allow access

Property Owner: Robert Sloan: Noted Wood County Electric will bring Mulch for free.

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BOD Frank Potter: This Board wants to be transparent please come to us with all valid concerns I have spent 6 months investigating a false claim on one of our staff that was untrue. My passion is collecting dues, but when I have to stop and investigate false allegations it takes time away from somewhere else. We do not have a felon on staff. To investigate takes time and money, your money. I'm here. Please tell me if you need to speak with me. My dues are current. I am not a felon.

Property Owner: Brenda: Don't you do background checks?

BOD Frank Potter: Yes

Property Manager JD Tarno: I was hired before they did.

Property Owner: Gwen H: Frank, you are a good guy

BOD Beth Smith: I want you to know that we are going to start looking at the gate entrance footage regularly. If anyone would like to help we will have to pull several reports for several months

Property Owner: Robert Sloan: I will help.

Unidentified Property Owner: Great, when you gather your crew please make sure it is confidential

President Carroll Hagle: We have talked about prevention control and have initiated program. I am excited to tell you we will have an app with the sheriff's department. Working with them is a start to improvement. We have partnered up and they are here to help us.

Property Manager: JD Tarno: It is still in the design stages

Property Owner: Marylin: Who has authority to sign checks?

President Carroll Hagle: Myself, the Board and Carol Friend. Each check takes two signatures as of June.

BOD: Frank Potter: Motion to adjourn

BOD: Elton Boubel: Seconded motion and called for vote

All BOD: Yes

President: Carroll Hagel: Ayes have it. Meeting Adjourned