

Holiday Village Property Owner's Association Open Meeting

April 20, 2019 | 9:00 AM | Meeting location : Clubhouse

President:	Carroll Hagle	Board of Directors
Type of meeting	Monthly	
President	Carroll Hagle	
Secretary	Michelle Morganti	
Treasurer	Carroll Hagle	
Vice President	Mike Mize and Lyndon Crosby	
		Elton Boubel
		Randy Novak
		Frank Potter
		Beth Smith
		Buck Buckner

General: Prayer and Welcome

President: Carroll Hagle: Welcomed property owners **Called meeting to order.**

Board of Director: Frank Potter: Prayer

Action Item 1: Minutes

BOD: Randy Novak: motioned to accept minutes submitted

BOD: Beth Smith: seconded the motion

BOD: Ayes Carried

President: Carroll Hagle: Minutes accepted

Action Item 2: Treasurer's Finance Report

President: Carroll Hagle: Reviews Treasury Report

BOD: Elton Boubel: Motioned to accept Treasury Report

BOD: Buck Buckner: Seconded motion and called for vote

All BOD, except Frank Potter: Yes

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

Action Item 3: Property Manager's Report

Property Manager: JD Tarno: We have a judgement against one property, and they have until mid-May to comply, and then I will submit.

Mowing: 224 mowing violations in sections A, E, and D alone: They are starting to be addressed. The lots not mowed in previous years still aren't. Ricky will mow 75 of those lots. I am currently looking into POA getting a mower to complete lots unkept and bill owners.

BOD: Frank Potter: Motion to accept Property Manager's report

BOD: Buck Buckner: Seconded motion and called for vote

All BOD: Yes President: Carroll Hagle: Ayes have it. Property Manager's Report accepted

Item 4: Technology

President: Carroll Hagle: We are at a crossroads. We must update our technology to manage our own account. I have narrowed providers down to a company that will assist and provide technology security, support, gate codes, up to date software, etc... The cost will be \$740 per month.

POA Member: Is the IT person bonded?

President: Carroll Hagel: I brought that up yesterday, but I will recheck

Property Manager, JD Tarno: Justin is bonded

BOD: Randy Novak: I checked on that yesterday as well. He said he had E&O insurance. -We do need to ask for his E&O ID.

BOD: Elton Boubel: **Motion to move ahead with suggested course of action regarding technology**

BOD: Frank Potter: **Seconded motion and called for vote**

All BOD: Yes President: Carroll Hagel: **Ayes have it. I will proceed with upgrading technology.**

Item 6: Road Plans

President: Carroll Hagel: Last month I looked at limestone. Since then I have checked it must be sealed immediately. The cost is around 19k but now I am researching sealer. We have a gentleman who has volunteered his time and funds. He is a former contractor. He is going to do his road. Anyone who lives on White Dove, should stop and thank him.

POA Member Charlotte Rhea: If we don't fix ditches, we are just wasting money.

BOD: Frank Potter: Our roads are in poor shape. We wanted to have a plan for you, but we simply aren't there yet.

BOD: Elton Boubel: to Mrs. Rhea, we have discussed your road extensively-your road is....

POA Member Charlotte Rhea: I know I am old and grouchy but the dust is about to kill us.

Item 7: Questions

POA Member Robert Sloan: Could you please, explain the RV Signs?

President: Carroll Hagel: We looked at membership cost per year and calculated a 3 day stay to cost \$150. We are competitive, but we included dues, rates, etc... It is designed to bring in revenue for us. With all the tournaments, we have missed out on that.

POA Member Robert Sloan: You had an Executive Session March 7. 209 says open Board Meeting must be had.

President: Carroll Hagel: We will get you the minutes.

POA Member, Mike Worley: How are codes working?

President: Carroll Hagel: The codes are temporary.

POA Member: Robert Sloan: Not a year? 3, 5, or 7?

POA Member Robert Sloan: You can call Wood County Electric to get free mulch.

Item 8: Candidates

President: Carroll Hagel: Asked BOD Candidates in upcoming election to step forward: Gary, John, Mike and Frank,

POA Member: Mike Worley: The Meet with Candidates' Meetings: for Gary, John, Mike and Frank, Can you put those dates back out there. Have the meetings been having good turnouts. Our Village is really doing better, and people need to hear y'all.

President: Carroll Hagel: We have had up to 30, and I agree.

POA Member: Tina Oglesby: Thank y'all for running. It shows you care.

BOD: Frank Potter: The dates and times are being communicated on The Lake Fork Living Page, Email, and The President's Page

POA Member Robert Sloan: Will the ballots already sent in be counted?

President: Carroll Hagel: I made a mistake and we are ending out bright yellow corrected ballots. Ballots with only one selection will be counted.

POA Member, Mike Worley: if you have 1 property, 1 vote, 1 vote per owner?

President: Carroll Hagel: We will have a Monday night meeting with Gary

BOD Candidate: John Coleman: Does everyone know who everyone is?

POA Member Tina Oglseby: What is your #1 goal to improve the village?

BOD Candidate: John Coleman: We have been here, fulltime, since 2016, before that on weekends. I am a retired teacher. My #1 priority is developing a plan for when TCON turns over Village to us; that transition to us being self-sufficient.

BOD Candidate: Gary Burrow: My wife and I have been here one year, and we have volunteered some. We like participating, but I am concerned. I am honored to run. We need to continue down positive roads; continue to make it better, improve property values, and the roads are big, but #1: improve communication to get more involved.

BOD Candidate: Mike Mize: been good boards/bad board. This one seems to know what on. We need to make a city out of this. If we don't get ready, we don't want to turn out like Clear Lake. AMA fees might be the best/worst. Vote for me if you want.

BOD Candidate: BOD: Frank Potter: I have been on the board about 14 months. We have a lot of works in progress. I had a health scare and considered not running. The reason I want to be a part of this is because: this is my home. We have started important things: Doing away with Magnolia is huge! -Most important thing I have ever heard of happening. That has to work. If it doesn't happen, we have no future. TCON gives us 80 thousand a year. We have to figure out how to get that 80 and maintain it, on our own, and improve the roads. We have to devise a plan, and some won't be happy. I would like an opportunity to see this through. We have grown so much in participation. This is a fun place now.

POA Member Charlotte Rhea: I appreciate that. This place is a happy place. It used to not be that way. This is a family.

POA Member Gary Luna: Just left Holly Lake. They have a \$3500 initiation fee. What about that for new sales?

BOD: Frank Potter: I am formulating a list of ideas and we will have to work on that idea.

BOD Candidate: Mike Mize: I never thought of anything like that.

POA Member, Mike Worley: It would be hard to convince TECON.

POA Member Gary Luna: Current Board Opinions?

POA Member Tina Oglseby: We are too old to start again. Hike the dues a little.

BOD Candidate: Mike Mize: I agree \$45 a month isn't much. Let's get Magnolia under control. What is it called now?

President: Carroll Hagel: Holiday Village Financial Department

BOD: Randy Novak: Motion to adjourn

BOD: Beth Smith: Seconds Motion to adjourn

All BOD: Yes

President: Carroll Hagel: Ayes have it. Meeting Adjourned

The Holiday Village Property Owners Association Executive Meeting was held

May 11, 2019 at 5:45 PM: Meeting Location: Condo 4

Present were: Board of Directors: , Elton Boubel, Randy Novak, Frank Potter, Beth Smith, Buck Buckner and myself, Secretary, Michelle Morganti

BOD: Elton Boubel: meeting called to order

BOD Motioned and accepted unanimously, with one abstaining: The current ballots distributed and collected as well as all proxies can be delivered with proper signatures and will be accepted subject to normal verification.

BOD Motioned and accepted unanimously Lyndon Crosby be brought on as President under supervision of BOD until a more permanent one can be appointed.

BOD Motioned and accepted unanimously employee changes

Meeting was adjourned at 6:15

