

Holiday Village Property Owner's Association Annual Meeting

May 18, 2019 | 9:00 AM | Meeting location : Clubhouse

Type of meeting	Annual/Open	Board of Directors
President:	Lyndon Crosby Sr.	Elton Boubel
Secretary	Michelle Morganti	Frank Potter
Treasurer		Beth Smith
Vice President		

General: Prayer and Welcome

BOD: Elton Boubel: Called meeting to order.

President Lyndon Crosby Sr.: Explained that this was the annual POA meeting and only Property Owners should be present. Explained that each person had been given a ticket/or option to have a ticket. Those tickets were placed into a drawing. Six tickets would be drawn. The six people who had corresponding numbers would be observers and tally the votes, cast prior to meeting, for the open BOD seat.

POA Member: James Hargrove: drew the six tickets belonging to POA Members: **#125-Bill Smith, #117-Robert Sloane, #129-Randy Novak, #120-Getta Savage, #127-June Hutchcraft, #121 Pamela Landrum.** In addition each candidate appointed one POA Member as an observer on his behalf: Tom Hart for Gary Burrow, Joe Ammons for Frank Potter, Allen Schupbach for Mike Mize, and Mike Worley for John Coleman.

President Lyndon Crosby Sr.: Turned meeting over to **BOD: Elton Boubel**, and exited with observers to tally ballots.

Action Item 1: Minutes

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

BOD: Frank Potter: motioned to accept minutes submitted

BOD: Beth Smith: seconded the motion

BOD: Elton Boubel: called to a vote

BOD: Ayes Carried

BOD: Elton Boubel: Minutes accepted

Action Item 2: Treasurer's Finance Report

BOD: Beth Smith: Reviewed Treasury Report

POA Member: Joanne Sloane: Noted that the first column under accounts payable totaled incorrectly, and should be \$1281.36

BOD: Beth Smith: noted and agreed to change

BOD: Frank Potter: Motioned to accept Treasury Report with changes

BOD: Elton Boubel: Seconded motion and called for vote

All BOD: Yes

BOD: Elton Boubel: Ayes have it. Treasury Report accepted.

POA Member: Mike Mize: Questioned the Grill/Clubhouse Section-13

BOD: Elton Boubel: Stated "we went in the hole on that"

BOD: Beth Smith: Explained this negative number was the reason Lyndon closed the clubhouse down to evaluate situation and restructure as needed.

Item 3: Officer Position Update

BOD: Elton Boubel: Explained that due to health reasons Carroll Hagle resigned as President. The Board had an emergency meeting and assigned Vice President Lyndon Crosby as President for the time being. All officer positions may be applied for the next 30 days. We will reconsider all officer positions at the next meeting.

Item 4: Holiday Village Veterans

POA Member: James Hargrove: "The Veterans have been active and have helped a lot of people, and a lot of people have stepped up and helped physically and financially. I have a certificate for the POA for their support. Thank You. *Handed Elton Boubel certificate.* "We hope that you continue to support and help to improve community. See me or Bill Gaudette if you would like to volunteer: food pantry or with the flags."

POA Member: Gary Burrow: "We appreciate it."

POA Member: Mike Mize: "Y'all gotta parade comin round?"

POA Member: James Hargrove: Next Saturday, we will leave here next Saturday at 10:00 a.m. Please let us know if you're gonna be in it. We will travel to the lake and have a dedication for the pavilion and a flag ceremony. And be back here by 12:30. We will have 3 judges for the parade. Prizes will be awarded at 1:00, here in the clubhouse.

Item 5: Question and answer: BOD: Beth Smith: reads from pre-submitted questions

POA Members: Robert and Joe Anne Sloane: How can the board justify spending \$700.00 a week?

BOD: Frank Potter: We decided it was necessary to bring in someone from the outside to assist in updating our equipment and programs. This is necessary since we are now managing our own finances, and we also need to be able to protect POA member information, such as: ACH info, address, phone numbers etc... It will also make it easier when staff and/or Directors change. This gives passwords and gives and takes away as needed.

BOD: Elton Boubel: This person is licensed and bonded.

POA Member: Gary Burrow: asked to make a clarification. "Some of you may have thought you were communicating with me, but you were not talking to me". I understand there was some confusion. This Gary Fox thought he was signing in as me. It was not. Here I am if you need to say something to me".

POA Member: Mary Skoritowski: I am not sure this is the correct forum. The rain and flooding, my property is across from the pond, lots 115 and 116. The culvert going to the pond...we have had intense flooding in our yard. We are getting ready to put a new home here. It looks like the pond is backing up into our yard. I'm asking if the POA can look into our culverts for drainage issues. I'm sure I'm not alone. I just wanted to bring that up.

BOD: Frank Potter: The pond backed up all the way to Holiday Village.

BOD: Elton Boubel: My insurance insisted I have flood insurance.

POA Member: Mike Mize: We get three feet all the way around the house.

BOD: Frank Potter: I went out during the rain and took pictures. Our ditches were running from Waterfront to....all ditches were unimpeded. We got 5-7 1/2 ". Do we have some culverts that need work? The culverts, around Choctaw could not handle the waters, and it was coming over

at the road. Lake Fork is at capacity. There is simply no place for the water to go, right now. It is not a good situation. I have a picture of your property. Everyone flooded that day. Of course we have some drainage issues and we need to work with our developer.

POA Member: Mike Mize: A deluge like the other day; it's going from field to field, I have seen it only 4-5 times like this in 13 years. Nothing you can do about it.

POA Member: Tina Oglesby: Really? It has flooded all of East Texas.

BOD: Beth Smith: Tina, your question?

POA Member: Tina Oglesby: I ain't the brightest bulb but we are going broke people. We shut down the restaurant, because we are in the hole. We have been here since 2003. We have seen it with no cafe at all. Here lately my husband and I come up here and eat a lot. Can we look at reducing costs?

BOD: Beth Smith: You can see on the statement it just doesn't add up. The numbers are what they are and they don't lie.

POA Member: Kelee Pollard-Tarno: The total amount spent in the kitchen from April: those numbers are wrong. These, holding papers, are correct.

BOD: Beth Smith: There was also a past due amount, not included previously. We still don't have the money. It doesn't mean we won't have it. We had to close the clubhouse because we could not afford pay roll. It is that simple. I'll look at whatever you have, but these are the numbers now.

POA Member: Kelee Pollard-Tarno: I,,,,,, (not understandable by me and unclear on recording).

BOD: Beth Smith: With these operating accounts, if we continue...it will run out. I am not saying it's all your fault. You were just told to go with money brought in, but with that if you add in the salaries...this month we are negative \$10, 776. We have brought up the amount of dues coming in, but it isn't enough; so many aren't paying. Go to your neighbors and talk about dues. If they're not paying, ask them to. We have to open pool. It has been suggested we up the prices. We will discuss everything. We will take everything into consideration and come up with a decision.

POA Member: Joanne Sloane: Ultimately it falls on the board...we are half way through the year with no budget...if she is correct...?

BOD: Beth Smith: We are still up here. I am sorry. I trusted the people I shouldn't. I used to go over every detail but this time I trusted...and I shouldn't have. I am sorry.

POA Member: Mike Mize: we just took over Magnolia..

POA Member: Joanne Sloane: Do you know if we gave them the six month notice we were required to.

BOD: Beth Smith: yes

POA Member: Mike Mize: It is just going to take time to get things rolling.

BOD: Beth Smith: We have always tried to keep 50k in the emergency fund. The last several months, if you look at the bills that have to be payed, we can and obviously di, take other funds. The bills must be paid. Our dues have to be at the top of priorities right now.

POA Member: Gary Burrow: How much is outstanding, that you are trying to collect?

BOD: Frank Potter: I can address some of the concerns, in regard to the Magnolia situation. The Magnolia situation was a nightmare. It cannot be fixed overnight. The ladies in the offices are doing a fairly good job. There have been 208 letters to people who don't pay. We also had

misinformation from the P.O. Sharon, one of the ladies in the office is a real researcher. 380 names, 922 plus or minus. That total is down from there to approximately 850. and then we have found an additional 70 that didn't belong on that list. We are still billing every month. 99% of CPack is =not paying. This must be rectified. We want a budget. We have set up all new ACH #. 95 have signed up, and 35 people have walked in and caught up. We have returned 102 phone calls. We have a new balance but it is not completely clear as of yet. Next month we should be able to be clearer.

POA Member: Unidentified: Should the cafe be able to reopen?

POA Member: Tina Oglesby: We were looking at 22k going out in payroll. That's ridiculous. I am more worried about our money than a hamburger.

POA Member: Ken Bernhard: 2 maintenance positions both working 40-45 hours per week? Who approved overtime? Whose responsibility was the staffing?

BOD: Frank Potter: The President

POA Member: Donna Coleman: Our concern is that the cafe closed suddenly. Monday night at the public meeting you said the cafe was going great!

BOD: Beth Smith: Sometimes what we were led to believe, may or may not have been completely true. Now information is coming up and as we get this new information we can better assess the situation. –I am sorry. Carroll told us, "If you want me to be president you need to step back", unfortunately we did. I was not auditing like I had done before. Now Lyndon accepted the responsibility. I will tell you I was upset about the clubhouse. Now I think that to shut down the clubhouse, as far as finance, Lyndon was right. We have to take out for an emergency. We couldn't keep paying those salaries.

POA Member: Tracy Pippin: The cafe should have been a source of income as well as it was going?

POA Member: Donna Coleman: Not to mention to be profitable.

POA Member: Ken Bernhard: Did they not price it high enough?

BOD: Beth Smith: up to not paying bills. You cannot spend the full amount of "profit" on food....In just a couple of months the 50k emergency fund was down to 30 k.

BOD: Frank Potter: The new president had sense enough to say, "This isn't working"; I support his decision.

POA Member: Tracy Pippin: The restaurant isn't the only thing costing. What about the pool? The condos?

BOD: Beth Smith: You can do that with far less.

POA Member: Carroll Hagle: Thank you Beth. Seriously-Both of the high priced people you approved.

BOD: Beth Smith: We did not approve in advance or the overtime. You had directives.

POA Member: Carroll Hagle: when? What did you approve?

BOD: Beth Smith: But not over 40 hours

POA Member: Gary Burrow: I thought Tecon was paying salaries

BOD: Frank Potter: When they ran the whole place

BOD: Beth Smith: Motioned to temporarily adjourn the meeting

BOD: Elton Boubel: Seconds Motion to adjourn

All BOD: Yes

BOD: Elton Boubel: Ayes have it. Meeting Adjourned

11:22 a.m.

BOD: Elton Boubel: Called meeting back to order

President: Lyndon Crosby Senior:

1 write in for Elizabeth Upchurch

7 ballots cast for Mike Mize

14 ballots cast for Gary Burrow

23 ballots cast for John Coleman

85 ballots cast for Frank Potter

POA Member: Mike Mize: Can people counting ask questions?

President: Lyndon Crosby Senior: Announced: Anyone interested in either of the open Board Positions, a result of the recent resignation of BOD Randy Novak and Buck Buckner. Also all officer positions are open for one month.

BOD Beth Smith: There are 2 open slots for BOD. One has 2 years left on the duration of his turn. The other has one year for the duration of his term.

BOD: Beth Smith: Motioned to adjourn the meeting

BOD: Elton Boubel: Seconds Motion to adjourn

All BOD: Yes

BOD: Elton Boubel: Ayes have it. Meeting Adjourned

HV of Fork Owners Association Annual Meeting

At 9:00 a.m., on May 18 the Holiday Village of Lake Fork held its annual Property Owners Association Meeting. BOD Members, Beth Smith, Elton Boubel, and Frank Potter were present; along with President Lyndon Crosby Sr. and Secretary Michelle Morganti. POA Member: James Hargrove: drew the six tickets belonging to POA Members. Those chosen became observers as the ballots were tallied for the open Board of director position.: #125-Bill Smith, #117-Robert Sloane, #129-Randy Novak, #120-Getta Savage, #127-June Hutchcraft, #121 Pamela Landrum. In addition each candidate appointed one POA Member as an observer on his behalf: Tom Hart for Gary Burrow, Joe Ammons for Frank Potter, Allen Schupbach for Mike Mize, and Mike Worley for John Coleman. President Lyndon Crosby Sr. Turned meeting over to BOD: Elton Boubel, and exited with observers to tally ballots.

A summary of April's Open Meeting and Executive session minutes were read and accepted. Treasury report was read and accepted with changes necessary in the total balance column. BOD explained that the exorbitant costs associated with the cafe and payrolls resulted in it being temporarily shut down by then acting President Lyndon Crosby Sr. The BOD expressed their support of the decision. The Board explained further during a question and answer session with the POA Members present, as

well as addressed concerns about the flooding associated with the 5-7 inches of rainfall recently received, and Mr. Burrow clarified a misunderstanding in regards to him being misidentified. Meeting was adjourned and reconvened at 11:22, where the following ballot totals were given. 1 write in for Elizabeth Upchurch

7 ballots cast for Mike Mize, 14 ballots cast for Gary Burrow, 23 ballots cast for John Coleman, and 85 ballots cast for Frank Potter. The President also announced the BOD would be receiving applications for all Officer Positions and 2 vacant BOD Seats until filled.

Since that time the BOD, consisting of: Elton Boubel, Frank Potter and Beth Smith have had emergency sessions on Friday June 7, 2019, at 1:00 pm, in the clubhouse ballroom to discuss the appointment of Ken McCall to the year term vacated by BOD Randy Novak and Joe Ammons to the 1 year term vacated by BOD Buck Buckner, as well as finalizing decisions to the re-appointment officers: lyndon Crosboby Sr. as President and Secretary, Michelle Morganti. The Board also motion and assigned unanimously to assign Mike Eckles as the HV of Fork's General Manager, a position that combines the Property Manager and Clubhouse manager into one. This assignment is contingent on a 90 day review.

Decisions discussed will be formally entered during today's meeting.