

Holiday Village Property Owner' s Association Open Meeting

July 20, 2019 / 9:00 AM | Meeting location: Clubhouse

President:	Lyndon Crosby Sr. - not present	Board of Directors
Type of meeting	Monthly	Elton Boubel
Secretary	Michelle Morganti	Ken McCall
		Frank Potter
		Beth Smith
		Joe Ammons

General: Prayer and Welcome

Board of Director: Elton Boubel: **Called meeting to order.**

Board of Director: Frank Potter: Prayer

Action Item 1: Minutes

BOD: Elton Boubel: **motioned to** accept minutes submitted

BOD: Beth Smith: **seconded the motion**

BOD: Ayes Carried

President: Carroll Hagel: **Minutes accepted**

Action Item 2: Charities Accountability

General Manager: Mike Eckles : Recommended the BOD create a policy requiring charitable organizations using HV facilities report earnings and expenses to president.

POA Members: Donna Coleman, Mike Lohr, Mary Skortowski, Randy Novak, Mike Worley, Robert Sloane, James Spice: asked for clarification and expressed concern

BOD: Joe Ammons: **Motioned to adopt Policy # 2019-07-02**

Effective August 20, 2019 by order of the Board of Directors for the Association it shall be required that any and all charitable groups or organizations using HV of Fork Owners Association facilities to raise funds shall be required by the terms of this policy to present to the Association President in writing an income and expense balance sheet indicating funds collected and dispersed each 90 days. (Facilities shall include but not be limited to all common areas of the Association.) Said I & E report is not required to name any recipients or individuals whom may have been aided by such funds, but shall indicate type of disbursement weather for an individual or used for a group activity and must indicate if any or all funds were used for functions or individuals not residing in HV of Fork.

Failure to give the required report in the manner prescribed shall result in the group or organization being prohibited from using Association facilities for fund raising in the future.

Holiday Village Property Owner' s Association Open Meeting

July 20, 2019 / 9:00 AM | Meeting location: Clubhouse

This policy further makes it a requirement of the Association that groups or organizations requesting to raise funds through raffles, drawings, sales or other means shall indicate to donors or purchasers if any or all funds collected may or will be used for the benefit of any person or group not residing at HV of Fork.

BOD: Ken McCall: Seconded motion and called for vote

All BOD: Yes

BOD: Elton Boubel: Ayes have it. Policy accepted.

Action Item 3: South Gate Proposal

General Manager: Mike Eckles: Recommended the BOD adopt policy to limit south gate from being overused, for both maintenance and security reasons.

BOD: Joe Ammons: Motioned to adopt Policy restricting access for South Gate, and requiring 24hour notification

POA Members: Randy Martin, Mike Lohr, Donna Coleman, Randy Novak, Mary Skortowski, Mike Worley, Robert Sloane: asked for clarification and expressed both support and multiple concerns

BOD: Ken McCall: Motioned to table Policy for further review

BOD: Elton Boubel: Seconded motion and called for vote

All BOD: Yes

BOD: Elton Boubel: Ayes have it. Policy accepted.

Action Item 4: Clubhouse Ballroom Rental

General Manager: Mike Eckles : Recommended the BOD create a policy requiring in addition to the \$50 refundable deposit, that those reserving the ballroom for private use be charged \$75 rental fee for a half day, and \$125 for a full day

BOD: Joe Ammons: Motioned to adopt GM' s recommendations

POA Members: Randy Martin, Char Martin, Barbara Johnson, Tina Oglesby, Denita Burrows, Mike Lohr, Donna Coleman, Randy Novak, Mary Skortowski, Robert Sloane: asked for clarification and expressed both support and multiple concerns

BOD: Elton Boubel: Seconded motion and called for vote

BOD: Frank Potter: All other BOD: Yes

BOD: Elton Boubel: Ayes have it. Recommendation accepted.

Item 5: Newsletter

General Manager: Mike Eckles and BOD : announced Newsletter will be placed in monthly Statement and Michelle Morganti will be responsible for production.

POA Members: will have opportunity for input, and email newsletter will be in PDF

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.

Action Item 7: Comanche Bridge

General Manager: Mike Eckles: Recommended the BOD temporarily repair damages to bridge by refilling rock. The rock cost \$700 per load, and the project would require 2 loads. Also recommended at a later date gunite be sprayed over the rock. To correctly repair the bridge would

Holiday Village Property Owner' s Association Open Meeting

July 20, 2019 / 9:00 AM | Meeting location: Clubhouse

cost \$14,000, but is cost-prohibitive at this time.

BOD: Frank Potter: Motioned to proceed with GM' s recommendation

POA Members: JD Tarno, Mike Worely: asked for clarification and expressed both support and multiple concerns

BOD: Elton Boubel: Seconded motion and called for vote

All other BOD: Yes

BOD: Elton Boubel: Ayes have it. Recommendation accepted.

Item 8: Maintenance

General Manager: Mike Eckles: will continue to use caliche rock to fill potholes, although it is temporary, it keeps the roads drivable. We process 25-35 lot violations per week

POA Members: Mike Lohry, Randy Novak, Mary Skortowski: asked for clarification and expressed multiple concerns

BOD: Joe Ammons: Noted that he is researching a bond process to finance replacing the roads

Item 9: A/C Units and RV Park

General Manager: Mike Eckles: 2 AC units were purchased. Bids were between \$5500 \$7500 per unit, Tecon payed 11,800.

General Manager: Mike Eckles: RV Park has been placed on Air B and B. He is placing 4 combination lock boxes on water and electric sources, making those not need employee to access. The other lots will remain with traditional lock boxes.

Action Item 10: Recess

BOD: Elton Boubel: Motioned to recess

BOD: Beth Smith: Seconded Motion

All BOD: Yes

BOD: Elton Boubel: Ayes have it.

Action Item 11: Office of Treasurer

BOD: Elton Boubel: called meeting back to order and Motioned Article 7, Section 1, and Article IV, section 5 of current by-laws, concerning role of Treasurer, be amended to review the accounting/bookkeeping of books of the Association and he/she shall prepare such reports as may be specified by the Board of Directors. He/she shall perform other such duties as set by the policies in effect or as the Board of Directors may prescribe.

BOD: Frank Potter: Seconded Motion

All BOD: Yes

BOD: Elton Boubel: Ayes have it.

BOD: Joe Ammons: Motioned to nominate Robert Sloane as Treasurer

BOD: Frank Potter: Seconded Motion

Holiday Village Property Owner' s Association Open Meeting

July 20, 2019 / 9:00 AM | Meeting location: Clubhouse

All BOD: Yes

BOD: Elton Boubel: Ayes have it.

POA Member: Robert Sloane: declined nomination

Item 12: Finances

General Manager: Mike Eckles: *see Profit and Loss Statement for July 1-15*

General Manager: Mike Eckles: Finance office working diligently and making progress, the kitchen only needs to make \$50 per day more to be self-sufficient, Condos need circuit boards replaced and surge protection for each: we will be asking Tecon to assist with these costs, and submitted bid to BOD, a washer in laundry is broken and submitted bid to BOD,

BOD: Frank Potter: we will begin restricting amenities for nonpayment of dues.

POA Member: Robert Sloane: noted washer was less than 3 years old and may still have parts under warranty, from Hughes Appliances in Mineola

POA Members: asked for clarification and expressed support and multiple concerns

Action Item 13: Adjournment

BOD: Ken McCall: Motioned to adjourn

BOD: Elton Boubel: Seconded Motion

All BOD: Yes

BOD: Elton Boubel: Ayes have it. Meeting Adjourned

The Holiday Village Property Owners Association Executive Workshop was held

July 19, 2019 at 2:00 PM: Meeting Location: CH Ballroom

Present were: Board of Directors: Elton Boubel, Joe Ammons, Frank Potter, Beth Smith, Ken McCall, GM: Mike Eckles, President: Lyndon Crosby Sr. and Secretary: Michelle Morganti,

Discussed information to be presented 7/20, job descriptions and employee reviews. GM expressed confidence and satisfaction with all employee performance, mowing contract assignments, CPA,

The Holiday Village Property Owners Association Executive Vote was held in Quorum via text message

July 24, 2019 at 2:00 PM

Present were: Board of Directors: Joe Ammons, Frank Potter, Beth Smith, and Secretary: Michelle Morganti

BOD: Joe Ammons: Called for a vote on tabled motion, to post proposal on **policy re-vamped taking into consideration POA Concerns, in regards to restricting access for South Gate.**

BOD Quorum: Yes

BOD: Joe Ammons: Ayes have it. Policy Proposal will be posted and voted on in Open Meeting, August 17, 2019. **see attached**

Holiday Village Property Owner' s Association Open Meeting

July 20, 2019 / 9:00 AM | Meeting location: Clubhouse

The Holiday Village Property Owners Association Emergency meeting was held

July 30, 2019 at 2:30 PM: Meeting Location: CH Ballroom

Present were: Board of Directors: Elton Boubel, Joe Ammons, Ken McCall, President: Lyndon Crosby Sr. and Secretary: Michelle Morganti

Updated Board on Insurance Premium Due and BOD in Quorum agreed to expenditure. Discussed current employee situation and officer positions.

Followed by Employee exit interview

BOD Requested President call an open meeting to discuss policy and procedures in regards to employee relations. President assigned Secretary to post agenda. Agenda was approved by Joe Ammons and L Crosby and posted by M Morganti.