

# Holiday Village Property Owner's Association Open Meeting

September 15, 2018 | 9:00 AM | Meeting location : Clubhouse

Meeting called by     Carroll Hagel  
Type of meeting        Monthly  
President                Carroll Hagel  
Secretary               Michelle Morganti  
Treasurer               Carroll Hagel

## Board of Directors

Elton Boubel  
Randy Novak  
Frank Potter  
Beth Smith  
Joe Spiers: not present

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## General

**President: Carroll Hagel**

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

**Board of Director: Frank Potter** Prayer

**President: Carroll Hagel**

\*Campaign: Be Proud of Your Neighborhood: T-shirts for HV will be for sale

\*Patton- donated \$200 to Veterans: Four \$25 gift cards in prizes for Bingo and \$100 in black out

## Action Item 1

**Secretary: Michelle Morganti:** Read minutes from the 7/26/18 and 8/18/18

**BOD: Frank Potter:** **motioned to accept**

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

**BOD: Randy Novak:** Called for a vote to accept minutes.

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

## Action Item 2

**Treasurer Carroll Hagel:** Reviews Treasury Report and stated BOD was requesting detailed treasury report from Magnolia.

**BOD Frank Potter:** Expresses concern about Magnolia's Account "we are not happy with Magnolia. We are digging in to account, Carroll went another angle: Yesterday we were updated that we're updated through July as opposed to May 31. We are not paying them to send bills out. We didn't know that, we didn't realize that.

**Property Owner: Joan Sloan:** asked, Are you sure it isn't in the original contract?

**BOD: Frank Potter:** replied, we can point finger at whose fault, but we can fix it now.

**President: C. Hagel:** asked gallery if they wanted to hear

**Property Owner: Gary:** said great idea! Suggested title company verify dues and pay first month

**Bod: Frank Potter:** Quick Deeds don't go through a mortgage. We will meet with realtors in near future.

**Gallery:** expressed appreciation

**Property Owner: John Coleman:** Asked what magnolia handles for the POA

**Treasurer: Carroll Hagel:** Explained that magnolia handles our recurring payments, and gave examples for clarification

**Bod: Frank Potter:** Policy in question presently: When a property owner passes: if a will is probated already we probably won't have luck in collections. When a property owner sold we need to know. One lady sold and hadn't paid dues for 5 years, another almost 2 years, and one actually had been bragging about it.

Recommends: Putting a policy in place for foreclosures. Currently we have no real way of getting a lien on property if we don't know. We could go to collection, but this costs us and we may never get, or write it off as a loss. If we see a house for sale please, report to a BOD immediately: we can place a lien at that time if wed amount is over \$300. Some are for sale right now and they owe us over \$1000. 54% of accounts are not current. Frank is mailing 50 letters per week. 209 people ARE MORE THAN 30 DAYS BEHIND and are about to go into collections. We are moving towards charging late fees. Carrol and Frank are looking at ways to collect. We are currently owed \$539,451 in late payments. \$4000 should be on our receivables in September. Frank presented an additional report detailing more information in addition to treasury repot.

**Property Owner: Roxi:** I have called Magnolia 4 times

**BOD: Elton Boubel:** I check my account one time a year and have found my payments were applied to other accounts

**Bod: Frank Potter:** Please, keep up. We can work with you – I am on a mission. If I offend you. ....tough. Let Carrol or a BOD know if anyone sends you away.

Magnolia should have our tax records at least one time a year.

Thank you, those who pay annually, but please pay in advance.

**BOD: Randy Novak:** Motioned to accept Treasury Report

**BOD: Beth Smith:** Seconded motion and called for vote

**All BOD:** Yes

**President: Carroll Hagel:** Ayes have it. Treasury Report accepted.

### **Action Item 3**

#### **Property Manager: JD Tarno: Property Violations**

There were 19 new violations issued last month, 7 following up on, and 1 sent to attorney. 8/20-8/24:10, 8/27-8/31: 13, 9/7-9/13: 5 and these were deed restriction violations J.D.: No. Deed restrictions, I have completed Sections A-D and started in E. We have 2 that have come into compliance. Then there is the “Little Shed Subject”: I have permits that say they have 6 months to get to 750 sq. ft., with violation letters ready to send the day after.

**BOD: Frank Potter:** on Shed subject: Clarification, No extended buildings allowed, meaning 750+ sq. ft.

**Property Owner: Joanne Sloane:** Permitted as sheds?

**Property Manager: JD Tarno:** Yes

**Property Owner: Joanne Sloane:** Do they meet HUD requirements?

**Property Manager: JD Tarno:** TECON issues permits listed as permanent dwellings

**Property Owner: Joan Sloan:** TECON can break deed restrictions, but we can't?

**Property Manager: JD Tarno:** As a developer they can...

**Property Owner: Joan Sloan:** The deed restrictions specifically...\*\*\*

**President: Carroll Hagel:** That's why we have been meeting with Josh and Patton, Josh agrees and is making it clear. As J.D. said we can't go backwards.

**Property Owner: Joan Sloan:** We will look like fools going into court

**BOD: Frank Potter:** What is your solution?

**BOD: Randy Novak:** Solution is that the permits should be signed off on by the BOD. I used the deed restrictions and the bylaws to get it done we have had several... We all agree sheds are not desirable to our community. One idea secondary reviews of all accepted permits, after TECON, J.D. reviews and sends back if needed with concerns, or deny it. We are going to write something my little white building will be done by 6 months. Starter buildings no longer allowed: Novak Rule. We agree because it is actually more expensive; mine was.

**Property Owner: Joan Sloan:** “Who Measures?”

**Property Manager: JD Tarno:** I Do

**Property Owner: Stella Lundy:** As long as TECON is the architectural 2025 is the drop dead date.

**Property Owner: Ken:** Can we get this into place as soon as possible?

**BOD: Frank Potter:** We can, but they have to accept it. They have worked with us.

**BOD: Randy Novak:** They have expressed that they are possibly willing to accept secondary review

**Property Owner: Bob:** Are we going to stop at the gate?

**BOD: Frank Potter:** Discussed grey 2 story

**BOD: Randy Novak:** We are going to discuss back gate Item #6

**Property Owner: Joan Sloan:** We had a mobile home appear in one day

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#### **Action Item 4**

**President: Carroll Hagel:** Move on to roads. Last night several calls were made, Contractor said he will be coming back out to smooth the sides and patch, there is one puddle in the road today. Every place we had speed bumps is rough. We propose for next section 5A on agenda.

**BOD: Randy Novak:** Loop discussed by BOD last week

**President: Carroll Hagel:** Patton agrees to same amount as this road. We have a bid of 77K. We have to have available funds by 10/31 due to Patton's end of the year budget.

**BOD: Beth Smith:** When I came in it wasn't what I thought. Noticed holes and the pebbles all the way down were washed to the sides. Suggested once he makes the new road better, we don't approve until then. New section great idea if he makes it smooth.

**BOD: Elton Boubel:** How much money do we have after paying for the last job? Road fund \$12,748.

**Vice President: Mike Mize:** What about road fees?

**President: Carroll Hagel:** Suggested to table discussion and move forward

**Property Owner: Richard:** Rain reveals issues: compressions

**Property Owner: Scott Hutton:** We paid first contractor 1 or 2 months before road tore up

**President: Carroll Hagel:** Roads are not emergency

**Property Owner: Darlene Blair:** I don't know how much we spent on roads but it isn't a good job, and we shouldn't approve more money until it is fixed.

**President: Carroll Hagel:** We do need to do it right, but we have to look at money. However in order to get the base corrected we would have to remove the roads and that is cost prohibitive.

**Property Owner: Gary Burrow:** I am disappointed. I was lead to believe it would be black top

**BOD: Frank Potter:** It would double the cost

**Unidentified Property Owner:** I agree with Darlene

**BOD: agrees to table discussion**

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## **Action Item 5**

**President: Carroll Hagel:** Explained that the next two issues had to do with safety. We are proposing card access to the club house and Exercise room and we can expand this to the wash room; making all areas safer and more accessible and convenient.

**BOD: Elton Boubel:** How many property owners actually use these facilities?

**President: Carroll Hagel:** More than I thought

**Property Manager: JD Tarno:** at least 2 a day and 6 more faces now that we have relocated equipment into another room

**President: Carroll Hagel:** The only cost is in the cost of the strikers, as the computers have been donated

**BOD: Randy Novak:** the idea is to safely provide more accessibility to property owners. Currently the clubhouse opens at 6:00a.m. and is locked at 10:00 p.m. At 1:00 the place is empty. The keys are \$.26 in quantity. We can disable the keys to work at certain times. It also keeps unsupervised kids from coming in and employees would not have to come back up to lock up for the evening.

**Unidentified Property Owner:** Will cards work too?

**BOD: Randy Novak:** No, that system is far more expensive

**Property Owner: Darlene Blair:** Basically, this for exercise?

**BOD: Randy Novak:** and the clubhouse

**Property Owner: Darlene Blair:** the only thing in here is the pool table. Why not just work on this area of the building? Before, when we had the clubhouse open, things were stolen and torn up when opened for members of our community. Why can't we block off what is necessary. The pool table was in the offices. Functions like Potlucks and Bingo the door was locked afterward. Lock off this room.

**BOD: Beth Smith:** My son enjoys coming up here with his friends and playing

**Property Owner: Gweyn Heart:** I live in a R.V. I have been concerned with where I would go in a storm, would I be able to come here?

**BOD: Frank Potter:** I am not sure this is the best place for that.

**Property Owner: Stella Lundy:** This building is not structurally sound

**BOD: Randy Novak:** The proposal we are discussing is about better security and the same hours.

**BOD: Frank Potter:** This room has video cameras.

**Property Owner: Darlene Blair:** Burt and I have witnessed a young man come in and take a computer and chords.

**BOD: Frank Potter and Elton Boubel:** Why didn't you stop him?

**President: Carroll Hagel:** Lt. Pollard just informed me that the Courthouse doors are open in severe weather.

**Property Owner: Darlene Blair:** When the resort was run by someone else in 2001, we were told the bath house was safe in a storm but the bath house is locked.

**President: Carroll Hagel:** Gates are locked at 10:00 p.m. but the strikers would allow access.

**Property Owner: Lee Hutton:** Would there be limited numbers of strikers for each property?

**BOD: Randy Novak:** There will be 1 assigned per person

**BOD: Frank Potter:** The front door to the clubhouse and the door on the end for exercise would cost \$2000.

**BOD: Randy Novak:** or less

**Property Owner: Joan Sloan:** Don't we have to have the back doors open due to fire code?

**BOD: Randy Novak:** The doors already open from the inside. This is not meant to expand hours. The system is ran by a computer. We can set the times for opening and closing hours.

**Property Owner: Richard Airheart:** Issued to each adult in community?

**President: Carroll Hagel:** Can I have a show of hands who support: 29 Those opposed? 1- Steve

**BOD: Frank Potter:** The front door to the clubhouse and the door at the end for exercise would cost \$2000.

**Property Manager: JD Tarno:** the main cost is the electronic panic bar

**BOD: Beth Smith:** as a woman-There have been times I have come in and someone I didn't recognize and looked unappealing and this made me uncomfortable. My safety is worth \$2000.

**BOD: Elton Boubel:** Motioned to move forward with striker plan

**BOD: Beth Smith:** Seconded motion and called for vote

**All BOD: Yes**

**President: Carroll Hagel:** Ayes have it. We will move forward to implement plan.

#### **Action Item 6**

**President: Carroll Hagel:** I passed out a paper concerning proposed gate changes. We are not voting on this, merely taking questions and answering as many as possible. We will address this more fully at next meeting.

**Property Owner: Gary Burrow:** Will fob work?

**BOD: Randy Novak:** Please read proposal. The question is do you want better control of the south gate?

**Property Owner and Gate Greeter: Gweyn Heart:** Turned away furniture trucks and let in Pontoon

**Property Owner: Randy Premier:** Front gate normal traffic enters and exits

**BOD: Randy Novak:** The premise is that normal traffic will enter and exit through the front gate and the south gate will be used for deliveries and met by authorized individual. Large vehicles will have special permits for that reason only. We are limiting/knowing/managing/reviewing gate use

**BOD: Frank Potter:** We need to protect our road investment

**President: Carroll Hagel:** Please read the proposal and we will discuss more on Monday night. Personally, I think this is a great idea.

**Property Owners: Brenda and Allen Shupbach:** No Question

**Property Owner: Marvin left Property Owner: Richard:** The Largest can still come through?

**BOD: Randy Novak:** Please read proposal.

**BOD: Randy Novak:** Motion to adjourn

**BOD: Elton Boubel:** Seconded motion and called for vote

**All BOD: Yes**

**President: Carroll Hagel:** Ayes have it. Meeting Adjourned