

Holiday Village Property Owner's Association Open Meeting

February 16, 2019 | 9:00 AM | Meeting location : Clubhouse

Meeting called by	Carroll Hagle	Board of Directors
Type of meeting	Monthly	Elton Boubel
President	Carroll Hagle	Randy Novak
Secretary	Michelle Morganti	Frank Potter
Treasurer	Carroll Hagle	Beth Smith: not present
Vice President	Mike Mize	Buck Buckner

General: Prayer and Welcome

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

Board of Director: Frank Potter Prayer

President: Carroll Hagle: noted the Treasurer Position is still available, remotes ("clickers) that did cost us \$35 are now being purchased from Amazon for \$16, but purchase price is the same, generating revenue for POA

Action Item 1: Minutes

BOD: Frank Potter: motioned to skip the complete reading of the minutes and accept as submitted

BOD: Randy Novak: seconded the motion

BOD: Ayes Carried

President: Carroll Hagle: Minutes accepted

Action Item 2: Treasurer's Finance Report

President: Carroll Hagle: noted the Treasurer Position is still available, remotes ("clickers)that did cost us \$35 are now being purchased from Amazon for \$16, but purchase price is the same, generating revenue for POA, condo rentals wee typically low for the season, POA collected \$40,118.57

Treasurer Carroll Hagle: Reviews Treasury Report

BOD: Frank Potter: Asked if in the future we could use the detailed columns to continue to promote transparency, while requiring less need for explanation.

BOD: Elton Boubel: Motioned to accept Treasury Report

BOD: Buck Buckner: Seconded motion and called for vote

All BOD: Yes

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

Action Item 3: Property Manager's Report

Property Manager: JD Tarno: there are currently 21 Pending Property Violations: 7 new, 2 at second letter, 3 are receiving third letter, 10 have received third letter and next letter will be from attorney, 1 has received attorney letter and court case is pending, 13 need to be followed upon

We have begun mowing in an attempt to get ahead. We only have 75 lots per month under mowing contract and we have 1191 lots

BOD: Randy Novak: asked how PM decides which lots will be 1 of the 75

Property Manager: JD Tarno: We send a letter to property owner detailing violation. It also states that if mowing violations are not corrected within 7 days there will be a \$50 charge

BOD: Randy Novak: We have a mowing contract that mows all common areas and 75 lots. Therefore the \$50 charge is revenue.

BOD: Frank Potter: In the past we put this out to private contractors

Property Manager: JD Tarno: It has been discussed, that we purchase a mower and mow some of these lots ourselves

President: Carroll Hagle: agreed

Property Owner: Gary Burrows: number of lots you mow, doesn't include the ones we mow ourselves, so this sounds like the right thing to do

BOD: Randy Novak: I think this is an opportunity to be looked at closely. I would like to see a proposal from the president and property manager for the purchase of the lawn mower. The proposal should include: the number of lots mowed and invoiced, and the number actually paid. We need to see what a monthly charge might be, the viability of cost and potential income for POA.

Property Owner: Stella Lundy: we discussed this in the past but the issues of liability, maintenance, upkeep, and storage made it not feasible.

BOD: Frank Potter: Ditto Stella. There are a whole lot of expenses involved with the size of mower needed, including damages and maintenance cost. Shared story of helping someone and damaging water line. I would entertain the proposal, but I don't believe in buying cheap equipment. You would definitely have to work to sway my vote.

BOD: Randy Novak: Asked that the proposal restrict Frank Potter from operating mower.

BOD: Elton Boubel: I have been trying to get this done for years. **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

Action Item 4: Magnolia

President: Carroll Hagel: We have received 3 portions requested information back from Magnolia. The last one is large and must be mailed. This is the payment information of everyone paid as POA. I have set a deadline and by the end of next week we should have everything. If not I will call and tell them we are pulling out We have set up the same kind of program. We have set up bank account that all dues will go into. We have designated a PO Box strictly for dues and only Carrol Friend and I will have a key. We are organized and ready to take this on.

Property Owner: Gweyn Hart: I made a January payment and it took 2 weeks to clear my account. Why is it taking so long?

President: Carroll Hagel: I will look into that.

Property Owner: Stella Lundy: People have drafts and we will need to get them notified, so they have plenty of time to get that changed.

President: Carroll Hagel: We are almost ready to do just that.

Property Owners: shared various issues they have experienced with Magnolia.

President: Carroll Hagel: We will be sending out our own statements.

BOD: Frank Potter: What is the difference between a P.O. Box and a lock box?

President: Carroll Hagel: only the bank opens a lock box

BOD: Frank Potter: I feel we would be better served by this.

President: Carroll Hagel: Magnolia uses a lock box as well

BOD: Frank Potter: this would also save you time

President: Carroll Hagel: It would be tighter and take human error out of it

BOD: Frank Potter: I would encourage you to make sure all POA members are given a 45bday notice of change. I also understand you have spoken with our attorney. Do we currently have a collections policy to provide POA members? I have asked before. We can't move forward without a piece of paper. Do we have an agreement with the attorney to support our collection policy? What is the charge to file a letter, or is it by the hour?

President: Carroll Hagel: We can do the letters ourselves, and save \$150 without the lawyer. The stipulation is that we have to offer them a payment arrangement. After that we can file for \$75.

Property Owner: Gary Burrows: From the 3 audits received from Magnolia, where are we as far as monthly statements, proof of deposits, and proof of what we have paid? Was that all ok?

President: Carroll Hagel: at this time, yes

Action Item 5: Office Buildings

President: Carroll Hagle: Storage buildings are still at sales office. The truck had wreck from busted axle. They will be moved by Monday.

BOD: Elton Boubel: supposed to rain Monday

Property Owner: Mr. Burr: Is the preparation done? Where the fence was torn down?

Property Owner: Stella Lundy: I have concern about the proximity of the propane tank.

President: Carroll Hagle: They are between the 2 buildings

Property Manager: JD Tarno: Where the propane is marked to be set: there is a 3 foot proximity rule

BOD: Randy Novak: let's look and make sure

President: Carroll Hagle: Mine are directly by my bedroom window. If it blows, I will be gone.

Action Item 6: Appointment of Additional Vice President

President: Carroll Hagle: I would like a second vice president for projects

BOD: Frank Potter: **Motioned Lyndon Cosby be named Vice President**

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

All BOD: Yes

President: Carroll Hagel: **Ayes have it. Lyndon Crosby is Vice President**

BOD: Elton Boubel: **Motion to adjourn**

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

All BOD: Yes

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

To be re visited in March:

there are currently 21 Pending Property Violations: 7 new, 2 at second letter, 3 are receiving third letter, 10 have received third letter and next letter will be from attorney, 1 has received attorney letter and court case is pending, 13 need to be followed upon

I would like to see a proposal from the president and property manager for the purchase of the lawn mower. The proposal should include: the number of lots mowed and invoiced, and the number actually paid. We need to see what a monthly charge might be, the viability of cost and potential income for POA.