

HV of Fork Owners Association  
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HV OF FORK OWNERS ASSOCIATION

JANUARY 20, 2024 9:00 AM

MEETING LOCATION: CLUBHOUSE

TYPE OF MEETING: OPEN BOARD MEETING

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ATTENDANCE:

DIRECTORS: DUAN DALEY, TERRY LOLLAR, BRANNON ALVAREZ, RICHARD MARTIN, AND JUDY MARLOW  
ARRIVED AT MEETING AT 9:45 am

PRESIDENT: DAN ALLEN

TREASURER: NANCY GUINN

POA SECRETARY: BRENDA LOLLAR

GENERAL MANAGER: JOE AMMONS

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PRESIDENT ALLEN LED THE INVOCATION AND OPENED THE MEETING AT 9:00 AM. PRESIDENT ALLEN CALLS FOR A MOTION TO ACCEPT MINUTES FROM LAST MEETING AS POSTED TO THE WEBSITE. DIRECTOR LOLLAR MAKES A MOTION TO ACCEPT MINUTES AND DIRECTOR ALVAREZ SECONDED THE MOTION.

PRESIDENT ALLEN EXPLAINS THAT BRYAN SWENSON HAS RESIGNED THE ROAD COMMITTEE CHAIR, AND THAT ANOTHER INDIVIDUAL HAS TAKEN ON THE ROLE OF CHAIRING THE NEXT MEETING. GM AMMONS EXPLAINS THAT THE ROAD COMMITTEE WILL HAVE TO CONFIGURE THE SPEED LIMITS, THEY WILL BE LOOKING AT A TOTAL NUMBER OF REGISTERED VOTERS.

GM AMMONS EXPLAINS THAT THE DEED RESTRICTION COMMITTEE HAS COMPLETED THE 1<sup>ST</sup> VERSION OF EDITS AND PRESIDENT ALLEN CALLS FOR A MOTION TO SEND IT TO THE ATTORNEY FOR LEGAL REVIEW. DIRECTOR LOLLAR MAKES A MOTION TO SEND TO ATTORNEY AND DIRECTOR DALEY SECONDED THE MOTION. DIRECTOR ALVAREZ AND DIRECTOR MARTIN OPPOSED THE MOTION, AND DIRECTOR MARLOW WAS NOT PRESENT DURING THE MOTION. THE MOTION DID NOT CARRY. GM AMMONS WENT ON TO

EXPLAIN THAT THE PROPOSED DEED RESTRICTION CHANGES WOULD BE PRESENTED PUBLICALLY FOR REVIEW BY THE PROPERTY OWNERS AFTER THE ATTORNEY REVIEW.

PRESIDENT ALLEN CALLS FOR THE TREASURERS REPORT. TREASURER GUINN GIVES A COMPARISON OF 2023 VS. 2022 OF INCOME AND EXPENSES. (UNABLE TO HEAR DETAILS). PLEASE REFER TO THE YEAR END FINANCIAL STATEMENT AS POSTED TO THE WEBSITE.

#### OLD BUSINESS:

GM AMMONS EXPLAINS THAT THE WRIT ATTEMPT FAILED. THE CONSTABLE SAID THAT THE PROPERTY OWNER HAD ENOUGH EXCEPTIONS AND COULD NOT SATISFY THE LIEN. SEVERAL VIOLATIONS HAVE BEEN CLEARED. THE PROPERTY ON CHEYENNE HAS BEEN CLEARED AND SEVERAL SMALLER VIOLATIONS HAVE BEEN CLEANED UP.

GM AMMONS PRESENTS A SLIDE SHOW OF THE SET UP OF THE EMERGENCY FUND. 10% OF DUES GO INTO THE EMERGENCY FUND. Stage 1 cuts would begin if dues collections fell to \$29,600 and stage 2 cuts would begin if dues collections fell to \$23,700. Examples of Stage 1 cuts would be to furlough one maintenance employee and one mowing employee. Road repairs would be limited to the worse spots only. Reduction of outside services, such as porta potty, pool services, etc. Stage 2 cuts would reduce Clubhouse and office hours. President Allen calls for a motion to accept the set up of emergency fund and the Stage 1 & 2 cuts should dues fall to certain levels. Director Lollar makes a motion to accept, and Director Daley seconded the motion. Four Directors are currently present. Ayes carried and none opposed, the motion carries.

GM AMMONS EXPLAINS THAT WE NEED TO DO FORECLOSURES ON TWO PROPERTIES. ONE IS A WRIT TO FORECLOSURE AN ONE WILL BE AN EXPEDITED FORCLOSURE. THIS COST WILL CARRY OVER TO THE PROPERTY OWNER. PRESIDENT ALLEN ASKS FOR A MOTION TO APPROVE THE FORECLOSURE PROCESS. DIRECTOR LOLLAR MAKES A MOTION TO APPROVE AND DIRECTOR MARTIN SECONDED THE MOTION. FOUR DIRECTORS ARE CURRENTLY PRESENT, AYES CARRIED AND NONE OPPOSED, THE MOTION CARRIES.

GM AMMONS EXPLAINS THE NEED TO SEND NOTICE OF LOSS OF AMENITIES TO PROPERTY OWNERS THAT ARE NOT CURRENT ON ASSESSMENTS. DIRECTOR LOLLAR MAKES A MOTION TO APPROVE THE NOTICE AND DIRECTOR DALEY SECONDED THE MOTION. FOUR DIRECTORS ARE CURRENTLY PRESENT. AYES CARRIED, ONE OPPOSITION FROM DIRECTOR ALVAREZ. THE MOTION CARRIES.

GM AMMONS GIVES A ROAD REPAIR EXPLANATION. AVERAGE \$340.00 COST PER POTHOLE.

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DIRECTOR MARLOW ARRIVED AT THE MEETING AT 9:45 AM.

DIRECTOR ALVAREZ ASKED FOR CLARIFICATION ON LOSS OF AMENITIES. HOW FAR BEHIND WOULD A PROPERTY OWNER HAVE TO BE TO RECEIVE LOSS OF AMENITIES? GM AMMONS ANSWERS THAT THE PROPERTY OWNER WOULD HAVE TO BE NINETY DAYS PAST DUE. DIRECTOR ALVAREZ CHANGED HER OPPOSITION FROM BEFORE TO AN AYE IN REGARD TO THE LOSS OF AMENITIES VOTE.

10:04 AM THE PRESIDENT CALLED FOR EXECUTIVE SESSION.

10:30 AM RESUME OPEN MEETING

GM AMMONS EXPLAINS THAT THE DEVELOPER IS DECLARING A PARTITION OF THE RV PARK. IT WILL STAY UNDER THE DEED RESTRICTIONS AND WE CAN ENFORCE THE RESTRICTIONS. PADS WILL BE LEASED ANNUALLY, NOT SHORT TERM.

PRESIDENT ALLEN CALLS FOR A MOTION TO ADJOURN THE MEETING. DIRECTOR LOLLAR MAKES A MOTION TO ADJOURN AND DIRECTOR ALVAREZ SECONDED THE MOTION. AYES CARRIED, NONE OPPOSED AND THE MOTION CARRIES.

10:45 AM ADJOURNMENT

*Andrea Lollar*  
AAA Secretary