

HV OF FORK OWNERS ASSOCIATION

March 16, 2024 Time: 9:00 AM

Meeting Location: Clubhouse

Type: Open Board Meeting

ATTENDANCE:

DIRECTORS: JUDY MARLOW, TERRY LOLLAR, DUANE DALEY, BRANNON ALVAREZ, RICHARD MARTIN

PRESIDENT: DAN ALLEN

TREASURER: NANCY GUINN

POA SECRETARY: BRENDA LOLLAR

GENERAL MANAGER: JOE AMMONS

FINANCE: SHARON NELSON

PRESIDENT ALLEN LED THE INVOCATION AND OPENED THE MEETING AT 9:00 AM. PRESIDENT ALLEN MAKES AN ANOUNCEMENT THAT ANY NON-PROPERTY OWNERS SHOULD LEAVE THE MEETING. PRESIDENT ALLEN CALLS FOR A MOTION TO ACCEPT THE MINUTES FROM LAST MEETING. DIRECTOR LOLLAR MAKES A MOTION TO ACCEPT AND DIRECTOR DALEY SECONDED THE MOTION. ALL IN FAVOR, AYES CARRY, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT ALLEN CALLS FOR THE TREASURER'S REPORT. TREASURER GUINN GIVES HER REPORT AS FOLLOWS:

FEBRUARY 2024 FINANCIALS:

COLLECTIONS: \$45,168

ALL INCOME: \$57,314

EXPENSES: \$40, 894

NET INCOME: \$16,419

TREASURER GUINN GOES ON TO EXPLAIN THAT A TRANSFER OF \$40,000 WAS PUT INTO THE NEW RESERVE ACCOUNT. TOTAL ACROSS ALL 8 ACCOUNTS IS \$254, 450. ROAD FUND AT THIS DATE IS \$30, 548.

PRESIDENT ALLEN ASKED MS. NELSON FROM THE FINANCE OFFICE TO SHARE SOME NEWS. MS. NELSON EXPLAINED THAT ONLINE PAYMENTS ARE NOW ABLE TO BE MADE ON THE WEBSITE. THERE WILL STILL BE A 4% CREDIT CARD PROCESSING FEE.

PRESIDENT ALLEN CALLS FOR A MOTION TO ACCEPT THE TREASURER'S REPORT. DIRECTOR LOLLAR MAKES A MOTION AND DIRECTOR MARTIN SECONDED THE MOTION, ALL IN FAVOR, AYES CARRY, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT ALLEN CALLS UPON GENERAL MANAGER AMMONS TO GIVE AN UPDATE ON THE RESERVE STUDY. GM AMMONS EXPLAINS THAT THE COMMON AREAS AND STRUCTURES NEED TO BE PROJECTED INTO THE STUDY WITH REPLACEMENT COSTS. IN THE STUDY AT CURRENT LEVELS THE ASSOCIATION WILL BE IN RED INK IN 4.5 YEARS. WE HAVE HAD PROBLEMS FROM THE GET-GO WITH THE DEVELOPER, AND IT'S BEEN A HARD ROAD. WE DON'T HAVE ANY WAY TO PREDICT THE FUTURE. THE RED INK WILL LAST 10 YEARS, AND THINGS WILL GO OUT OF SERVICE OR NEED REPLACEMENT. IT WILL TAKE APPROXIMATELY \$78,000 EACH YEAR TO JUST FIX POTHOLES. THE IMMEDIATE NEED IS THE CLUBHOUSE ROOF. WE HAVE RECEIVED 3 ESTIMATES. THE ROOF MIGHT MAKE IT ANOTHER YEAR. RECOMMENDATION FROM THE GM TO FINANCE THE ROOF REPLACEMENT AND THIS WOULD PUT THE RED INK OFF UNTIL YEAR 11. THE PUTT PUTT COURSE WILL TAKE APPROXIMATELY \$10,000 TO REPAIR IT. FROM A MANAGEMENT AND FINANCIAL STANDPOINT WOULD BE BEST TO REMOVE IT AND USE THE AREA FOR CROCQUET OR BATT MITTEN. THE CLUBHOUSE BUILDING IS USING EVERY AVAILABLE CIRCUIT. WE WILL POSSIBLY HAVE TO UPGRADE THE WIRING. THE POOL IS RATE AT 30 YEAR LIFE, WE ARE AT THE 20 YEAR MARK. THE DECK IS CRACKING, IT MAY MAKE IT ANOTHER 7 YEARS, BUT ONCE WE START ANY UPGRADES ON IT, IT WILL HAVE TO BE ADA COMPLIANT AND THAT WILL BE VERY EXPENSIVE.

OLD BUSINESS:

GM AMMONS STATES THAT WE ARE TAKING TIME TO LOOK AT THE MOWING PROGRAM.

PRESIDENT ALLEN ENTERTAINS QUESTIONS FROM THE FLOOR CONCERNING THE CLUBHOUSE ROOF. CAN WE MAKE A CLAIM ON THE SHINGLES. GM AMMONS ANSWERS THAT IT IS NOT ENOUGH FOR A CLAIM. ANOTHER QUESTION, HAVE YOU LOOKED AT ALL FORMS OF ROOFING? GM AMMONS ANSWERS, YES, SHINGLES AND METAL. THE BOARD WILL HAVE TO MAKE THE DECISION ON WHICH TYPE. ANOTHER QUESTION, WHY BORROW THE MONEY WHEN WE HAVE \$200,000+? GM AMMONS ANSWERS, BECAUSE WE HAVE OTHER EXPENSES AND OBLIGATIONS TO BE TAKEN CARE OF.

PRESIDENT ALLEN ENTERTAINS A QUESTION ABOUT TIME SHARE MONIES. PRESIDENT ALLEN CALLS UPON MS. NELSON TO EXPLAIN HOW THOSE FUNDS ARE SPENT. MS NELSON EXPLAINS THAT ALL INCOME FROM TIME SHARE ASSESSMENTS IS ONLY USED ON THE LODGES. THOSE MONIES CAN NOT BE USED FOR ANYTHING ELSE. IT IS USED

FOR UPGRADES, AC UNITS, BEDDING, MAINTENANCE, ETC. THERE ARE CURRENTLY 69 TIME SHARE HOLDERS. PRESIDENT ALLEN STOPS THE TIME SHARE DISCUSSION TO RETURN TO THE AGENDA ITEMS.

PRESIDENT ALLEN ASKED IF THERE WERE ANY MORE QUESTIONS IN REGARD TO THE RESERVE STUDY OR THE CLUBHOUSE ROOF. NO FURTHER QUESTIONS.

GM AMMONS PRESENTS INFORMATION ABOUT "KITCHEN EXPENSES" AND WHY DO WE HAVE THEM. THE KITCHEN WAS INSTALLED BY THE FORMER MANAGEMENT COMPANY AND DEVELOPER. THE GAS BILL WAS HIGH BECAUSE THE STOVE WAS OLD. WE CLEANED AND STRIPPED, AND PAINTED THE KITCHEN, PUT NEW LIGHTING IN, REPLACED THE SINK BECAUSE IT WAS LEAKING AND POUROUS. FREEZER AND GAS STOVE WENT OUT AND HAD TO BE REPLACED. THE REACH IN COOLER NOW NEEDS TO BE REPLACED BECAUSE IT IS NOT KEEPING TEMPERATURE CORRECTLY. THE EPC USES THE KITCHEN AS WELL FOR POTLUCKS. A USED COOLER WOULD BE ABOUT \$750. WE ARE TRYING TO KEEP THE KITCHEN IN GOOD CONDITION, IT HAS TO BE KEPT UP. WE ARE NOT LOSING ANY MONEY ON THE KITCHEN NOW. QUESTION FROM THE FLOOR: WHY ARE THEY ONLY PAYING \$350 PER MONTH? THE LEASE IS COMING UP FOR RENEWAL SOON AND THE BOARD WILL BE LOOKING AT THE LEASE.

GM AMMONS STATES THAT THE CONTRACTOR IS NOT CLAIMING RESPONSIBILITY FOR THE BASE FAILURE. IT WAS FOUND AFTER STARTING THE PROJECT THAT IT WAS RED DIRT. IT WILL NOT SUPPORT ANOTHER SURFACE. RECOMMENDATION IS TO BRING ON AN ENGINEER FOR EVALUATION. GROUND POUNDERS STATES THAT THEY USED LESS EXPENSIVE ROCK AND OIL FOR COST SAVINGS. OPTIONS ARE TO DO TEMPORARY FIX WITH CHIP SEAL OR WAIT FOR ENGINEER RECOMMENDATIONS. CONTRACTR RECOMENATIONS ARE TO KEEP ADDING CONCRETE TO CONTINUE TO BUILD UP BASE. PRESIDENT ALLEN STATES THAT THE BOARD WILL HAVE TO MAKE THIS DECISION ON THE PROCESS.

GM AMMONS GIVES A LEGAL REPORT ON FORECLOSURES AND WRITS THAT WENT TO THE ATTORNEY. 1ST REVISION TO THE DEED RESTRICTIONS WILL TAKE APPROXIMATELY 30-45 DAYS FOR LEGAL REVIEW AND THEN IT WILL COME BACK TO THE ASSOCIAION AND TOWN HALL MEETING WILL BE SET FOR OWNERS TO REVIEW. THERE ARE MULTIPLE PROPOSED CHANGES TO THE DEED RESTRICTIONS AND THOSE WILL BE HIGHLIGHTED IN COLOR TO INDICATE THE PROPOSED CHANGES. GM AMMONS GOES ON TO EXPLAIN THE FORECLOURE PROCESS AND WRIT OF EXECUTION FOR NON-PAYMENT, THE ATTORNEY RECOMMENDS HOW TO FOLLOW THROUGH WITH THIS.

PRESIDENT ALLEN INTRODUCES LAUREN WARN FROM THE ROAD COMMITTEE TO PRESENT INFORMATION THAT SHE HAS GATHERED. PRIMARY GOALS ARE TO ADD STOP SIGNS, POST SPEED LIMITS AND LIMIT THE AGE OF USERS OF ATVS. A STOP SIGN NEEDS TO BE PLACED ON CADDO/CONCHO AND SUMA/CADDO. MS. WARN DID A FACEBOOK POLL WITH 63% WANTS 20 MPH TO STAY AND DETERMINE HOW TO ENFORCE THE LIMITS AND VIOLATORS. WE NEED A PEATITION TO WOOD COUNTY SHERRIFF OFFICE TO WRITE VIOLATIONS ON AGE RESTRICTIONS-16 YEARS AND OLDER OR WITH AN ADULT OVER 16 YEARS OF AGE.

NEW BUSINESS:

PRESIDENT ALLEN ASKED FOR A RE-CAP OF THE GENERAL MANAGER REVIEW BY THE BOD. THIS IS MR. AMMONS 1 YEAR REVIEW. DIRECTOR MARTIN GOES OVER THE REVIEW AND MENTIONS THAT IT WAS A GOOD REVIEW. MR AMMONS NEEDS TO WORK ON COMMUNICATING MORE WITH PROPERTY OWNERS.

PRESIDENT ALLEN READS ALOUD THE ELECTION PROTOCOLS.

CANDIDATE INTRODUCTIONS WERE MADE. LAUREN WARN STATES THAT SHE IS WITHDRAWING HER BIO FOR CANDIDACY. JAY SIMONS, CHUCK LIDE, TERRY LOLLAR AND JUDY MARLOW INTRODUCE THEMSELVES.

PRESIDENT ALLEN ASKED FOR A MOTION TO ADJOURN. DIRECTOR LOLLAR MAKES A MOTION TO ADJOURN AND DIRECTOR DALEY SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

ADJOURNMENT AT 10:31 AM

Brenda Kellan POA Secretary