

HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

JANUARY 18, 2025, 9:00 AM

MEETING LOCATION: CLUBHOUSE

TYPE: OPEN MEETING

AGENDA ITEMS:

OLD BUSINESS: CLUBHOUSE ROOF, POOL REPAIR, UPDATE ON LAWSUIT

NEW BUSINESS: SOLID WASTE DISPOSAL, SWIMMING POOL MAINTENANCE CONTRACT, PROPOSAL FOR NEW FENCE AT THE FRONT ENTRANCE.

APPROXIMATELY 26 PROPERTY OWNERS PRESENT

ATTENDANCE:

DIRECTORS: DUANE DALEY, TERRY LOLLAR, JON NISBETT, JUDY MARLOW, RANDY MARTIN

PRESIDENT: DAN ALLEN

TREASURER/VP: NANCY GUINN

SECRETARY: BRENDA LOLLAR

GENERAL MANAGER: JOE AMMONS

FINANCE CLERK: SHARON NELSON

COMPLIANCE OFFICER: MATT MARIN

PRESIDENT ALLEN LED THE INVOCATION AND OPENED THE MEETING. PRESIDENT ALLEN READ ALOUD A PREPARED STATEMENT AS FOLLOWS: "I WOULD LIKE TO MAKE A STATEMENT CONCERNING DEED RESTRICTIONS. THE DEED RESTRICTIONS ARE NOT ON THE AGENDA. WE WILL FOLLOW THE DEFINED AGENDA. THERE WILL BE A MEETING JANUARY 31, 2025, AND FEBRUARY 1, 2025, TO DISCUSS THE PROPOSED DEED RESTRICTIONS. THIS PROCESS WILL TAKE APPROXIMATELY ONE YEAR TO COMPLETE. THERE WILL BE MORE TOWN HALLS TO CONTINUE THE DEED RESTRICTION PROCESS. THE CURRENT PLAN IS TO VOTE ON EACH LINE ITEM OF THE DEED RESTRICTIONS."

PRESIDENT ALLEN STATED THAT THERE WAS AN ELECTRONIC VOTE BY THE DIRECTORS SINCE THE LAST OPEN MEETING. GENERAL MANAGER AMMONS READ ALOUD THE ELECTRONIC VOTE THAT TOOK PLACE ON 12/2/2024. THE DIRECTORS VOTED ON WHAT TYPE OF LOAN WOULD BE TAKEN FOR THE CLUBHOUSE ROOF REPLACEMENT. THE VOTE WAS 5/0 IN FAVOR OF TAKING OUT AN EQUIPMENT LOAN AS OPPOSED TO AN IMPROVEMENT LOAN. DIRECTORS MARLOW, NISBETT, LOLLAR, DALEY, AND MARTIN VOTED IN FAVOR OF THE EQUIPMENT LOAN.

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PRESIDENT ALLEN CALLED FOR A MOTION TO ACCEPT THE MINUTES FROM THE LAST BOARD MEETING. DIRECTOR LOLLAR MAKES A MOTION TO ACCEPT THE MINUTES AS POSTED, AND DIRECTOR NISBETT SECONDED THE MOTION TO ACCEPT. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT ALLEN CALLS FOR THE TREASURER'S REPORT. TREASURER GUINN GIVES THE FOLLOWING REPORT. DECEMBER 2024 NET INCOME WAS -\$67,149.73 AND JANUARY -DECEMBER 2024 NET INCOME WAS -\$46,730.63. THESE AMOUNTS ARE DUE TO THE FISHING PIER REPLACEMENT, ROOF REPLACEMENT, AND SWIMMING POOL REPAIRS/RESURFACING. OUR BALANCE SHEET VALUE AS OF THE END OF DECEMBER IS \$2,070,129.00. WE HAVE \$209,000.00 ACROSS ALL ACCOUNTS. PRESIDENT ALLEN ASKED FOR A MOTION TO APPROVE THE TREASURER'S REPORT AS PRESENTED. DIRECTOR DALEY MAKES A MOTION TO ACCEPT AND DIRECTOR LOLLAR SECONDED THE MOTION, ALL IN FAVOR AND THE MOTION CARRIES.

PRESIDENT ALLEN INTRODUCES MATT MARIN AS THE NEWLY HIRED COMPLIANCE OFFICER.

OLD BUSINESS:

CLUBHOUSE ROOF: GM AMMONS GIVES AN OVERVIEW; THE ORIGINAL BID ON THE ROOF REPLACEMENT WAS \$49,000.00. FINAL COST WAS \$50,520.00. WE RECEIVED AN INSURANCE CHECK OF \$16,000.00 AND IT WAS APPLIED TO THE PRINCIPAL ON THE LOAN FOR THE ROOF REPLACEMENT. WE ALSO RECEIVED AN ADDITIONAL \$1,200.00 FROM INSURANCE FOR THE INTERIOR REPAIR DUE TO DAMAGE FROM THE LEAK.

POOL REPAIR: GM AMMONS GIVES AN OVERVIEW; THE ORIGINAL BID FOR THE POOL REPAIR/RESURFACE WAS \$29,200. ADDITIONAL \$1,500.00 TO FIX ONE LEAK THAT WAS LOCATED. THE FINAL COST WAS \$32,500.00.

GM AMMONS ALSO EXPLAINED THAT A FRENCH DRAIN WAS PUT IN AT THE LODGES TO HELP WITH WATER DRAINAGE BEING DIRECTED AWAY FROM THE BUILDING. ESTIMATED INSTALLATION COST WAS \$4,000.00 AND THE FINAL COST WAS \$3,815.00

GM AMMONS GIVES AN UPDATE ON THE LAWSUIT. THE BOARD OF DIRECTORS DIRECTED GM AMMONS TO SEND THE LAWSUIT TO THE INSURANCE COMPANY AND THE INSURANCE COMPANY ATTORNEY REQUESTED A CHANGE IN VENUE. THE ASSOCIATION IS NO LONGER AFFILIATED WITH THE DEVELOPER.

NEW BUSINESS:

SOLID WASTE DISPOSAL

GM AMMONS PRESENTS INFORMATION REGARDING SOLID WASTE DISPOSAL BIDS. A REQUEST FOR BIDS WAS SENT TO MULTIPLE COMPANIES AND ALL BIDS CAME BACK AS REQUESTED. FOUR BIDS CAME BACK: LIVE OAK, REPUBLIC, A&W, AND WASTE CONNECTIONS.

LIVE OAK; \$22.50 PER CAN-\$12.00 FOR SECOND CAN-2YR CONTRACT-AUTO INCREASE OF 5%

REPUBLIC; \$20.00 PER CAN-\$5.50 FOR SECOND CAN-2YR CONTRACT-AUTO INCREASE OF 5%

A&W; \$17.50 PER CAN-2YR CONTRACT-CPI INCREASE

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WASTE CONNECTIONS; \$16.00 PER CAN AND WILL PICK UP EXTRA, CAN SCHEDULE LARGER ITEMS BE PICKED UP AT A COST OF \$20.00 UP TO 100 LBS.-3YR CONTRACT-INCREASE WILL BE 5% OR CPI WHICHEVER IS LARGER. GM AMMONS RECOMMENDS TO THE BOARD THAT WE ACCEPT WASTE CONNECTIONS BID. PRESIDENT ALLEN ASKED FOR A MOTION TO ACCEPT THE BID FROM WASTE CONNECTIONS. DIRECTOR LOLLAR MAKES THE MOTION TO ACCEPT WASTE CONNECTIONS BID, AND DIRECTOR NISBETT SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

SWIMMING POOL MAINTENANCE CONTRACT:

GM AMMONS PRESENTS INFORMATION REGARDING THE SWIMMING POOL MAINTENANCE CONTRACT. LIQUID OASIS SOLD THEIR CLEANING SIDE OF THE BUSINESS TO EXCEL POOLS. WE WILL NOW HAVE A WRITTEN CONTRACT FOR POOL MAINTENANCE. THE PRICE WILL CONTINUE TO BE THE SAME AS WITH LIQUID OASIS, \$500.00 PER MONTH FOR A WEEKLY BALANCE OF CHEMICALS AND CLEANING OF THE POOL. PRESIDENT ALLEN ASKED FOR A MOTION TO ACCEPT EXCEL POOLS CONTRACT. DIRECTOR DALEY MAKES A MOTION TO ACCEPT THE CONTRACT, AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED, AND THE MOTION CARRIES.

PROPOSAL FOR NEW FENCE AT FRONT ENTRANCE:

GM AMMONS PRESENTS A PROPOSAL TO INSTALL A WOOD FENCE AT THE FRONT ENTRANCE. AOG ELITE WILL BE INSTALLING A FENCE ON THEIR SIDE IN 3 STAGES AND THE PROPOSED FENCE WOULD MATCH THEIR FENCE. THE PROPOSED FENCE WOULD BE APPROXIMATELY 325 FEET AT A COST FOR MATERIALS OF \$3,800.00, THIS COST DOES NOT INCLUDE LABOR. THIS FENCE WOULD PREVENT SOME DRIVE THROUGH TRAFFIC THAT IS CUTTING ACROSS THE FIELD. PRESIDENT ALLEN ASKED FOR A MOTION TO ACCEPT THE PROPOSAL. DIRECTOR LOLLAR MAKES A MOTION TO TABLE THIS PROPOSAL, AND DIRECTOR NISBETT SECONDED THE MOTION TO TABLE. ALL IN FAVOR TO TABLE THE MOTION, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT ALLEN ASKED THE BOARD TO MOVE TO EXECUTIVE SESSION.

9:41 AM THE BOARD MOVED TO EXECUTIVE SESSION.

9:55 AM THE BOARD ASKED GM AMMONS TO JOIN THEM IN EXECUTIVE SESSION

10:15 AM THE BOARD RESUMED THE OPEN MEETING. A SUMMARY OF THE EXECUTIVE SESSION WAS PRESENTED. GM AMMONS WAS GIVEN HIS ANNUAL REVIEW. PRESIDENT ALLEN ASKED THE BOARD IF THERE WAS ANY MORE BUSINESS THAT THEY NEEDED TO DISCUSS. NO FURTHER BUSINESS. PRESIDENT ALLEN ASKED FOR A MOTION TO ADJOURN THE MEETING. DIRECTOR LOLLAR MADE A MOTION TO ADJOURN, AND DIRECTOR NISBETT SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

10:17 AM MEETING ADJOURNED.

Brenda Lollar
POA Secretary
1/24/25