

HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

SEPTEMBER 21, 2024, 9:00 AM

MEETING LOCATION: CLUBHOUSE

TYPE: OPEN MEETING

AGENDA ITEMS: APPOINTMENT OF BOARD MEMBERS (TO FILL VACATED SEATS), AND ARA APPOINTMENT TO FILL VACATED SEAT. OLD BUSINESS: CLUBHOUSE ROOF, MINATURE GOLF. NEW BUSINESS: UPGRADE MOWERS, SCARIFER FOR ROADS, INCREASE COLLECTIONS/LOWER THRESHOLD FOR SEIZURE OF PROPERTY.

ATTENDANCE:

DIRECTORS: JUDY MARLOW, TERRY LOLLAR, DUANE DALEY (A QUORUM IS PRESENT)

PRESIDENT: DAN ALLEN

TREASURER/VP: NANCY GUINN

SECRETARY: BRENDA LOLLAR

GENERAL MANAGER: JOE AMMONS

FINANCE CLERK: SHARON NELSON

PRESIDENT ALLEN LED THE INVOCATOPN AND OPENED THE MEETING. PRESIDENT ALLEN ASKED FOR A MOTION TO ACCEPT THE PREFVIOUS MEETINGS MINUTES. DIRECTOR LOLLAR MADE A MOTION TO ACCEPT AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIED.

PRESIDENT ALLEN CALLED UPON TREASURER GUINN TO PRESENT THE FINANCIAL REPORT. TREASURER GUINN GAVE A BRIEF OVERVIEW OF THE FINANCIAL REPORT FOR AUGUST 2024¹. THE BRIDGE REPAIR EXPENSES AND THE PIER REBUILD CONTRIBUTED TO THE -\$34,944.01. AS OF AUGUST 31ST, CAPITAL IMPROVEMENT EXPENSES FOR THE PIER REBUILD IS AT \$17, 077.77.

PRESIDENT ALLEN ASKED THE BOD FOR A MOTION TO ACCEPT NEW BOD MEMBERS. DIRECTOR LOLLAR MAKES A MOTION TO APPOINT JONATHAN NESBITT TO FILL OPEN POSITION UNTIL 2026. DIRECTOR MARLOW SECONDED THE MOTION, ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES. DIRECTOR NESBITT IS INVITED TO JOIN THE BOARD SEATING. DIRECTOR NESBITT WAS ASKED TO EXPLAIN HIS PLATFORM AND QUALIFICATIONS FROM A PROPERTY OWNER. DIRECTOR NESBITT GAVE A BRIEF EXPLANATION OF HIS WORK HISTORY WITH ROADS AND WORKING WITH MUNICIPALITIES. DIRECTOR DALEY MAKES A NOMINATION FOR RANDY MARTIN TO FILL A VACANT POSITION UNTIL 2025. DIRECTOR LOLLAR MAKES A MOTION TO APPOINT RANDY MARTIN TO AN OPEN

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SEAT UNTIL 2025. DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES. IT IS NOTED THAT DIRECTOR RANDY MARTIN IS ON A PREVIOUSLY SCHEDULED VACATION AND IS NOT PRESENT.

OLD BUSINESS: CLUBHOUSE ROOF

PRESIDENT ALLEN CALLS UPON GM AMMONS TO PRESENT INFORMATION ON THE CLUBHOUSE ROOF. GM AMMONS EXPLAINS THAT IN PREPARATION FOR THE 2025 BUDGET, HE IS ASKING THE BOD WHICH QUARTER WOULD THEY PREFER TO DO THE REPLACEMENT ON THE CLUBHOUSE ROOF. ESTIMATED COST AT THIS TIME FROM THE PREVIOUS BIDS IS BETWEEN \$45-\$48,000. DIRECTOR LOLLAR SUGGESTED THAT THEY PUT IT INTO THE FIRST QUARTER, SPRING OF 2025. DIRECTOR DALEY AND MARLOW IN AGREEMENT TO FIRST QUARTER OF 2025. GM AMMONS WILL SEEK NEW BIDS IN MARCH OF 2025 FOR ROOF REPLACEMENT. AS EXPLAINED IN PREVIOUS MEETINGS, THERE HAS BEEN SOME HAIL AND WIND DAMAGE BUT NOT ENOUGH TO FILE A CLAIM. THERE WAS NOT SIGNIFICANT DAMAGE.

OLD BUSINESS: MINIATURE GOLF COURSE

PRESIDENT ALLEN CALLS UPON GM AMMONS TO PRESENT INFORMATION ON THE STATUS OF THE MINIATURE GOLF COURSE. GM AMMONS EXPLAINS THAT THERE HAS NOT BEEN VERY MUCH USEAGE OF THE COURSE. APPROXIMATELY LESS THAN 20 PEOPLE IN THE PAST YEAR. THE COST TO REPLACE THE TURF WITH REGULAR PUTT-PUTT TURF AND WOOD WOULD BE AT AN APPROXIMATE COST OF \$10,000. GM AMMONS REQUESTS THE BOD TO GIVE PERMISSION TO REMOVE THE PUTT-PUTT COURSE AND HAVE THE SPACE AVAILABLE FOR OTHER USES SUCH AS, VOLLEYBALL, PICKLE BALL, OR CROQUET. THE COST OF REMOVAL OF THE COURSE IS AT AN APPROXIMATE COST OF \$1800 AND THE CONCRETE CAN BE USED ELSEWHERE. DIRECTOR LOLLAR MAKES A MOTION TO REMOVE THE PUTT-PUTT COURSE AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

NEW BUSINESS:

PRESIDENT ALLEN ANNOUNCES TO THE BOD THAT PROPERTY OWNER, MIKE MIZE IS INTERESTED IN LEASING THE CAFÉ WITH SEVERAL OTHER OWNERS. HE IS INTERESTED IN A 501 c. DIRECTOR LOLLAR ACKNOWLEDGES AND ASKED PRESIDENT ALLEN TO SPEAK WITH MR. MIZE AND REQUEST A WRITTEN BUSINESS PLAN THAT CAN BE TAKEN INTO CONSIDERATION FOR THE LEASING OF THE CAFÉ'. PRESIDENT ALLEN WILL CONTACT MR. MIZE NEXT WEEK.

NEW BUSINESS: SCARIFER FOR ROADS

PRESIDENT ALLEN CALLS UPON GM AMMONS TO PRESENT INFORMATION ON SCARIFER FOR ROADS. GM AMMONS EXPLAINS THAT THE ROADS THAT ARE NOT BLACK TOPPED NEED WORK ON THEM TO CROWN TO ALLOW THE WATER TO RUN OFF. THOSE ROADS WILL NEED TO BE SCARIFERED. GM AMMONS ASKED THE BOD TO

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APPROVE THE PURCHASE OF \$1,900 + TAX. THE MANUFACTURER WILL PAY THE FREIGHT COST. THE MACHINE HAS REPLACEABLE PARTS, SKIDS, ETC., AND CAN BE USED FOR YEARS. GM AMMONS ALSO GIVES AN INTRODUCTION OF ANOTHER PRODUCT CALLED EARTH BINDER. THIS PRODUCT MAY CAN BE USED ON GERONIMO. THIS IS FOR A FUTURE DISCUSSION. PRESIDENT ALLEN ASKED FOR A MOTION CONCERNING THE PURCHASE OF THE SCARIFER. DIRECTOR NESBITT MAKES A MOTION TO PURCHASE THE SCARIFER FOR THE ROADS, AND DIRECTOR LOLLAR SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED, AND THE MOTION CARRIES.

PRESIDENT ALLEN ASKED FOR A MOTION FROM THE BOD TO MOVE JIM TATE FROM ALTERNATE ARA MEMBER TO FULL TIME MEMBER OF THE ARCHITECTURAL REVIEW AUTHORITY TO FILL THE POSITION VACATED BY BOD APPOINTMENT OF MR. NESBITT TO THE BOD.

NEW BUSINESS: UPGRADE MOWERS

PRESIDENT ALLEN ASKED GM AMMONS TO PRESENT INFORMATION ON UPGRADING THE MOWERS. GM AMMONS EXPLAINS TO THE BOD THAT HE DOES NOT HAVE ALL THE PRICING AVAILABLE FOR TRADE IN ON THE MOWERS. POSSIBLY TRADE IN ALL THREE MOWERS TO SCAG. GM AMMONS ASKED FOR INPUT FROM THE BOD ON THE DECK SIZE. HE PRESENTS 48" OR 61". DIRECTORS LOLLAR AND NESBITT AGREE THAT ONE OF EACH SIZE WOULD BE BEST OPTION. GM AMMONS TO GET MORE FIGURES AVAILABLE. A SUGGESTION FROM THE FLOOR IS MADE BY A PROPERTY OWNER THAT THEY CONTACT 4 BROTHERS IN ROYSE CITY FOR MOWERS.

(9:55 AM -DIRECTOR NESBITT HAD TO LEAVE THE MEETING DUE TO A PREVIOUSLY SCHEDULED FAMILY GATHERING.)

GM AMMONS ASKED THE BOD TO CONFIRM THAT THEY WANT HIM TO GET PRICES FOR THE MOWERS AND PUT IT IN THE BUDGET FOR 2025. THE BOD CONFIRMS.

NEW BUSINESS: INCREASE COLLECTIONS/LOWER THRESHOLD FOR SEIZURE OF PROPERTY

PRESIDENT ALLEN ASKED GM AMMONS TO PRESENT INFORMATION CONCERNING INCREASE COLLECTIONS AND LOWERING THE THRESHOLD FOR SEIZURE OF PROPERTY. CURRENTLY COLLECTIONS ARE AT 84% AND THIS TIME LAST YEAR THEY WERE AT 90%. THERE ARE CURRENTLY 937 PROPERTY OWNERS BEING BILLED. TECON AND MAGNOLIA DID NOT COLLECT PAST DUES. THERE WAS \$464,000 OWED ON THE BOOKS WHEN WE TOOK OVER THE BOOKS FROM MAGNOLIA. THE QUESTION IS HOW MUCH IS TRULY COLLECTIBLE. WE WILL HAVE TO GET AGGRESSIVE TO COLLECT \$200,000 IN THE NEXT TWO YEARS. GM AMMONS IS ASKING THE BOD TO LOWER THE THRESHOLD TO \$1800 FROM \$3,000. \$3,000 IF HOMESTEADED. CURRENTLY A LIEN IS FILED WHEN THE PAST DUE AMOUNT REACHES THE \$500 THRESHOLD. BY INITIATING THIS PROCESS WE MOVE UP THE LINE AND BECOME LESS SUBORDINATE. " FOR THE RECORD, CORRECTED TO SHOW THAT THIS WOULD START THE SEIZURE OF PROPERTY." PRESIDENT ALLEN ASKED FOR CLARIFICATION FOR THE RECORD, NON-HOMESTEAD WOULD BE \$1800 AND HOMESTEAD PROPERTY WOULD BE \$3,000. PRESIDENT ALLEN ASKED FOR A MOTION TO PUT THESE FIGURES IN

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PLACE FOR SEIZURE OF PROPERTY FOR NON-PAYMENT OF ASSESSMENTS. DIRECTOR DALEY MAKES THE MOTION AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

(NOTED AT 10:30 AM DIRECTOR MARLOW EXITED THE MEETING AND RETURNED AT 10:35 AM)

PRESIDENT ALLEN CALLS UPON GM AMMONS TO GIVE THE MANAGER'S REPORT. GM AMMONS PRESENTS AN UPDATE ON THE ROADS THAT HAVE BEEN WORKED ON RECENTLY. WATERFRONT ROW, BETWEEN CHOCTAW AND COMANCHE WAS RESURFACED. SEMINOLE HAS BEEN RESURFACED BETWEEN HOLIDAY VILLAGE DRIVE AND BROKEN BOW. APACHE HAS BEEN FINISHED AND WHITE DOVE IS UP NEXT BUT WAITING ON PRODUCT DELIVERY. GM AMMONS EXPLAINS THAT THE NEXT LOTTERY OF SIX ROADS TO BE REPAIRED WILL BE DRAWN AT RANDOM. DIRECTOR LOLLAR TAKES THE LOTTERY JAR CONTAINING THE REMAINDER OF ROADS AROUND TO PROPERTY OWNERS IN ATTENDANCE TO DRAW OUT SIX SLIPS OF PAPER THAT CONTAIN ROAD NAMES.

THE FOLLOWING ROAD NAMES WERE DRAWN AT RANDOM:

1. MOHICAN-FROM INDIAN GAP TO LITTLE RIVER BEND
2. CHEYENNE-FROM SEMINOLE TO CONCHO
3. GERONIMO-FROM WATERFRONT TO WATERFRONT
4. BROKEN BOW
5. INDIAN GAP-FROM LITTLE RIVER BEND TO CULDESAC
6. INDIAN GAP-FROM MOHICAN TO LITTLE RIVER BEND

PRESIDENT ALLEN ASKED FOR A MOTION TO ADJOURN IF THERE WAS NO FURTHER BUSINESS OR DISCUSSION. DIRECTOR LOLLAR MAKES A MOTION TO ADJOURN AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED, AND THE MOTION CARRIES.

10:55 AM ADJOURNMENT

Dwanda Lollar
HOA Secretary