

HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION
NOVEMBER 18, 2023 9:00 AM
MEETING LOCATION: CLUBHOUSE
TYPE OF MEETING: OPEN BOARD MEETING

ATTENDANCE:

DIRECTORS: JUDY MARLOW, BRANNON ALVAREZ, DUANE DALEY, TERRY LOLLAR
DIRECTORS NOT IN ATTENDANCE: RICHARD MARTIN
PRESIDENT: DAN ALLEN
VP & TREASURER: NANCY GUINN
POA SECRETARY: BRENDA LOLLAR
GENERAL MANAGER: JOE AMMONS

PRESIDENT DAN ALLEN LED THE INVOCATON 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 AND DIRECTOR DALEY SECONDED THE MOTION. AYES CARRIED AND NONE OPPOSED, THE MOTION CARRIES.

PRESIDENT ALLEN CALLS FOR THE TREASURER'S REPORT. TREASURER GUINN GIVES THE FOLLOWING REPORTS FOR SEPTEMBER AND OCTOBER 2023.

SEPTEMBER 2023

TOTAL INCOME: \$ 60,351.78
TOTAL EXPENSES: \$ 54,688.19
NET INCOME: \$ 5,663.59
75% COLLECTION RATE

OCTOBER 2023

TOTAL INCOME: \$ 57,937.78
TOTAL EXPENSES: \$ 42,796.74
NET INCOME: \$ 15,141.04
78% COLLECTION RATE

PRESIDENT ALLEN CALLS FOR A MOTION TO ACCEPT THE TREASURER'S REPORT. DIRECTOR ALVAREZ MAKES A MOTION TO ACCEPT THE TREASURER'S REPORT AS READ AND DIRECTOR MARLOW SECONDED THE MOTION. AYES CARRIED AND NONE OPPOSED, THE MOTION CARRIES.

OLD BUSINESS:

GM AMMONS GIVES A REPORT ON LEGAL ACTIONS. ONE WRIT OF EXECUTION HAS BEEN FILED ON A PROPERTY OWNER THAT DID NOT PAY A COURT ORDERED JUDGEMENT. THE ASSOCIATION RECEIVED A JUDGEMENT ON A PROPERTY OWNER FOR UNPAID ASSESSMENTS. WE CURRENTLY HAVE 49 ACTIVE VIOLATIONS OF THE DEED

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RESTRICTIONS THAT ARE BEING PROCESSED. THREE DEMAND LETTERS HAVE GONE OUT NOTIFYING PROPERTY OWNERS THAT WE ARE READY TO TAKE THE VIOLATIONS TO THE ATTORNEY IF THE VIOLATION IS NOT RESOLVED. TWO DEMAND LETTERS SEEKING A HEARING FROM JUSTICE COURT ON VIOLATIONS, AND 5 VIOLATIONS HAVE BEEN CURED AND CLEANED UP IN THE PAST MONTH.

NEW BUSINESS:

PRESIDENT ALLEN CALLS ON GM AMMONS TO DISCUSS BUDGET. GM AMMONS SHARES THAT THE BOD HAS A COPY OF THE 2024 PRO-FORMA BUDGET, WHICH HE EXPLAINS WILL CHANGE THROUGHOUT THE YEAR. GM AMMONS ASKS THE DIRECTORS TO REVIEW AND ACCEPT THE BUDGET. DIRECTOR LOLLAR MAKES A MOTION TO ACCEPT THE 2024 BUDGET AND DIRECTOR MARLOW SECONDED THE MOTION. AYES CARRIED AND NONE OPPOSED, THE MOTION CARRIES.

PRESIDENT ALLEN CALLS FOR GM AMMONS TO PRESENT INFORMATION IN REGARD TO VIOLATION CLEAN UP AND THE COSTS INVOLVED. GM AMMONS ASKS THE BOARD TO SET A LIMIT ON ASSISTING WITH CLEAN UP COSTS OF A VIOLATION AND SECURING A PROMISORY NOTE FOR PAY BACK OF ANY COSTS INVOLVED FROM THE PROPERTY OWNER. DIRECTOR LOLLAR MAKES A MOTION TO SET THE LIMIT AT \$1,500 FOR EACH CLEAN UP AND TO SECURE A CONTRACT FOR PAY BACK OF CLEAN UP COSTS FROM THE PROPERTY OWNER. DIRECTOR ALVAREZ SECONDED THE MOTION. AYES CARRIED AND NONE OPPOSED, AND THE MOTION CARRIES.

PRESIDENT ALLEN CALLS FOR GM AMMONS TO DISCUSS THE 2025-2026 PRE-PLAN BUDGET. DIRECTOR LOLLAR MAKES A MOTION TO TABLE THE DISCUSSION UNTIL THE NEXT SCHEDULED MEETING. DIRECTOR MARLOW SECONDED THE MOTION TO TABLE THE DISCUSSION. AYES CARRIED AND NONE OPPOSED, AND THE MOTION CARRIES. GM AMMONS FURTHER EXPLAINS THAT THIS IS TO GIVE TIME TO SECURE AN ESTIMATE FOR A METAL ROOF FOR THE CLUBHOUSE FOR WHEN IT WOULD NEED TO BE REPLACED BECAUSE WE ARE LOSING SHINGLES WITH EACH STORM. THIS WILL NEED TO BE DONE IN THE NEXT TWO YEARS.

PRESIDENT ALLEN CALLS FOR GM AMMONS TO DISCUSS SETTING AN EMERGENCY BALANCE FUND. GM AMMONS EXPLAINS THAT WE ARE STILL TRYING TO SET UP AN EMERGENCY BALANCE FUND, THE ORIGINAL CAP DISCUSSED FOR THE FUND WAS \$76,000. FURTHER STUDY INDICATES THAT WE COULD PROBABLY OPERATE WITH ABOUT HALF OF THAT AMOUNT BASED ON PROJECTIONS THAT WOULD TAKE PLACE DURING A FINANCIAL CRISIS. GM AMMONS IS ASKING THE BOD TO STUDY THE INFORMATION THAT THEY WERE GIVEN AND SEE IF THEY CAN AGREE ON A FIGURE THAT WOULD BE LOCKED DOWN AND NOT TOUCHED UNTIL NEEDED. GM AMMONS FURTHER EXPLAINS THAT FOR THE BENEFIT OF THOSE THAT WERE NOT AT THE LAST MEETING, THIS FUND WOULD KICK IN AT SUCH TIME THAT COLLECTIONS DROPPED BELOW A CERTAIN LEVEL. IT WOULD COVER THE FIXED COSTS OF OPERATING THE POA. OUR FIXED COSTS INCLUDE UTILITY BILLS, GAS BILL, WAGES AND INSURANCE. GM AMMONS ASKS THE BOARD TO CONSIDER THE FIGURES AND SET THOSE NUMBERS AT THE NEXT MEETING. DIRECTOR ALVAREZ MAKES A MOTION TO TABLE THE EMERGENCY FUND BALANCE UNTIL THE NEXT MEETING. DIRECTOR LOLLAR SECONDED THE MOTION. AYES CARRIED AND NONE OPPOSED, AND THE MOTION CARRIES.

PRESIDENT ALLEN CALLS FOR THE MANAGER'S REPORT. GM AMMONS STATES THAT HIS REPORT HAS PRETTY MUCH BEEN GIVEN, THE ONLY THING HE HADN'T COVERED IS THE REPAIRS TO LITTLE RIVER BEND. A LAYER OF ASPHALT WAS PLACED AND THE WORK WAS DONE IN HOUSE WITH A TOTAL OF 28 MAN HOURS. MATERIAL COST

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WAS \$11, 500. WE WANT TO SEE HOW THE LIFE OF THE PROJECT HOLDS UP AND POSSIBLY USE THIS METHOD ON FUTURE PROJECTS. PRESIDENT ALLEND ASKS IF THERE ARE ANY QUESTIONS ABOUT THE MANAGER'S REPORT. NO QUESTIONS WERE ASKED.

GM AMMONS GIVES AN UPDATE ON THE BOAT RAMP PARKING AND THAT THE NEW STICKER SYSTEM SEEMS TO BE WORKING AS IT SHOULD. WE HAVE WATCHED IT FOR THE LAST TWO TOURNAMENTS, AND GM AMMONS NOTICE THAT FIVE VEHICLES DID NOT HAVE STICKERS ON THE BOAT TRAILERS. FOUR OF THE VEHICLES DID HAVE A STICKER CARD ON THE DASHBOARD AND ONE OF THE VEHICLES WERE WARNED AND THEY DID NOT RETURN. IT IS A SUCCESSFUL PLAN AND A GOOD WAY TO MONITOR THE USE OF OUR BOAT RAMP. THAT CONCLUDES THE MANAGER'S REPORT.

PRESIDENT ALLEN STATES THAT THE BOARD WILL NOW MOVE TO EXECUTIVE SESSION. DIRECTOR ALVAREZ MAKES MOTION TO MOVE TO EXECUTIVE SESSION, AND DIRECTOR LOLLAR SECONDED THE MOTION. AYES CARRIED, NONE OPPOSED AND THE MOTION CARRIES.

9:27 AM MOVE TO EXECUTIVE SESSION

9:35 AM RESUME OPEN MEETING

PRESIDENT ALLEN ASKS FOR A MOTION TO ADJOURN. DIRECTOR LOLLAR MAKES A MOTION TO ADJOURN OPEN BOARD MEETING. DIRECTOR DALEY SECONDED THE MOTION. AYES CARRIED, NONE OPPOSED AND THE MOTION TO ADJOURN CARRIES.

9:35 AM ADJOURNMENT

Brenda Lollar
DA Secretary