

## HV of Fork Owners Association

### HV OF FORK OWNERS ASSOCIATION

JUNE 14, 2024, 1:00 PM

MEETING LOCATION: CLUBHOUSE AT 335 GERONIMOW, QUITMAN, TEX 75783

TYPE OF MEETING: OPEN

---

#### ATTENDANCE:

DIRECTORS: DUANE DALEY, JUDY MARLOW, BRANNON ALVAREZ

DIRECTORS NOT IN ATTENDANCE: TERRY LOLLAR (WORKING), RICHARD MARTIN (SICK)

PRESIDENT: DAN ALLEN

TREASURER: NANCY GUINN

POA SECRETARY: BRENDA LOLLAR

GENERAL MANAGER: JOE AMMONS

---

1:00 PM PRESIDENT ALLEN LED THE INVOCATION AND OPENED THE MEETING.

PRESIDENT ALLEN CALLS FOR A MOTION TO ACCEPT THE PREVIOUS MEETING MINUTES AS POSTED TO THE WEBSITE. DIRECTOR DALEY MADE THE MOTION TO ACCEPT THE MINUTES AS POSTED AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, AYES CARRY, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT CALLS UPON TREASURER NANCY GUINN TO GIVE THE TREASURER'S REPORT.

TREASURER GUINN PROVIDES THE FOLLOWING INFORMATION FOR THE MAY FINANCIALS:

TOTAL INCOME: \$60,195

TOTAL EXPENSES: \$51,090

NET INCOME: \$9,105

BALANCE ACROSS ALL ACCOUNTS: \$267,000

## HV of Fork Owners Association

QUESTION FROM THE FLOOR: HOW MUCH OF THAT BALANCE IS IN THE ROAD FUND? ANSWERED: AS OF THIS MORNING, \$63,953.

PRESIDENT ALLEN EXPLAINS THAT THERE WAS AN ELECTRONIC VOTE SINCE THE LAST MEETING AND HE PROCEEDS TO READ IT ALOUD. THE ELECTRONIC VOTE WAS TO DETERMINE WHICH ACCOUNT TO PAY FOR THE ROOF REPAIR FOR THE PROPERTY OWNER FOR WHICH WORK WAS DONE PREVIOUSLY UNDER A REPAIR ASSESSMENT. IT WAS VOTED TO PULL FROM THE ROAD FUND ACCOUNT SINCE THAT IS WHERE THE INITIAL REPAIR ASSESSMENT INCOME WENT IN TO. ALL FIVE DIRECTORS OK TO PAY OUT OF THE ROAD FUND.

### OLD BUSINESS:

AC REPLACEMENT IN THE MULTIPURPOSE ROOM. TWO BIDS RECEIVED. GREENSTAR HEATING AND AIR BID IS FOR \$8700.00 AND RAY ROBERTS BID IS FOR \$11,604.00. IDENTICAL BIDS. PRESIDENT ALLEN CALLS FOR A MOTION TO ACCEPT AND CHOOSE BEST OPTION. DIRECTOR DALEY MAKES A MOTION FOR GREENSTAR HEATING AND AIR, DIRECTOR MARLOW SECONDED THE MOTION, ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

### NEW BUSINESS:

CHAIN OF CUSTODY FOR BALLOT BOX. PRESIDENT ALLEN STATES THAT THE BALLOT BOX WAS SEALED AT THE MAY 18<sup>TH</sup> MEETING AND HAS BEEN IN HIS CUSTODY SINCE THAT DATE. PRESIDENT ALLEN STATES THAT HE MAY BE OUT OF TOWN DURING THE NEXT BOARD MEETING AND WOULD LIKE TO TURN CUSTODY OVER TO SHERIFF'S DEPUTY MELISSA POLLARD. DEPUTY POLLARD HAS AGREED TO HOLD THE BALLOT BOX AND THE KEY UNTIL SUCH TIME A DECISION IS MADE IN REGARD TO THE ELECTION. ALL DIRECTORS PRESENT ARE IN FAVOR OF DEPUTY POLLARD MAINTAINING THE BALLOT BOX AND KEY. THE BOARD MEMBERS ARE IN FAVOR OF PRESIDENT ALLEN DROPPING OFF THE BALLOT BOX TO DEPUTY POLLARD WHO RESIDES WITHIN HOLIDAY VILLAGE.

PRESIDENT ALLEN GOES ON TO DISCUSS FUTURE ELECTION PROCESS, WHO WILL HOLD THE KEY TO THE BALLOT BOX, POSSIBLY OBTAINING A POST OFFICE BOX IN YANTIS TO RECEIVE BALLOTS BY MAIL. THERE NEEDS TO BE SOME CHANGES TO THE BALLOT ITSELF FOR MORE SECURITY BY ADDING PHONE NUMBERS AND EACH BALLOT WILL HAVE THE PROPERTY OWNERS NAME ON THE BALLOT TO ADD ADDITIONAL SECURITY AND TO INSIST IN VERIFYING PROXY VOTES.

PRESIDENT ALLEN CALLS UPON DIRECTOR DALEY TO READ A PREPARED STATEMENT.



## HV of Fork Owners Association

DIRECTOR DALEY READS THE FOLLOWING STATEMENT TITLED, "BOD-OFFICERS-LAWSUIT-FIDUCIARY RESPONSIBILITY" "IN RESPONSE TO THOSE WHO SAY WE SHOULD JUST ISSUE NEW BALLOTS AND BE DONE WITH IT. I BELIEVE WE HAVE LEGAL RESPONSIBILITY TO OFFENSIVELY DRIVE THE LAWSUIT FORWARD. ALL PROPERTY OWNERS DESERVE AN EXPLANATION AS TO WHY THE BOD CANNOT JUST DROP THE LAWSUIT AS IT CONTAINS ADDITIONAL ALLEGED ALLEGATIONS AGAINST THE POA OFFICERS AND DIRECTORS THAT IMPLY POTENTIAL WRONGDOING AND/OR FAILING TO UPHOLD THEIR FIDUCIARY RESPONSIBILITIES. IT IS, HOWEVER, THE FIDUCIARY RESPONSIBILITY OF THE POA BOARD OF DIRECTORS TO LEGALLY PROTECT THE PROPERTY OWNERS' ASSOCIATION AND EVERY MEMBER'S INVESTMENT. FOR ALL PROPERTY OWNERS TO KNOW IF THERE HAS BEEN ANY WRONGDOING OR MISHANDLING OF THE ASSOCIATION'S AFFAIRS THE BOD'S FIDUCIARY RESPONSIBILITY TO THE ASSOCIATION IS TO HAVE THE COURT OF LAW RENDER DECISIONS ON ALL ALLEGED ISSUES CONTAINED IN THE LAWSUIT. TO ARRIVE AT LEGALLY RENDERED DECISIONS DEMANDS THE LAWSUIT BE FOLLOWED THROUGH TO COMPLETION. WHATEVER THE OUTCOME-ALL PROPERTY OWNERS PLEASE UNDERSTAND THE ABOVE ACTION IS MANDATORY TO VERIFY AND PROTECT THE OPERATIONAL INTEGRITY OF YOUR ASSOCIATION."

GM AMMONS EXPLAINS THAT SOME ITEMS HAVE COME UP THAT NEED TO BE DISCUSSED THAT ARE NOT ON THE AGENDA, BUT ARE VERY IMPORTANT.

THE SWIMMING POOL HAS SOME SURFACE CRACKS BUT NOT AN ISSUE AT THIS TIME. THE MAIN CONCERN IS A CRACK IN THE DECK NEXT TO THE FURTHEREST SKIMMER BASKET. GM AMMONS ASKS FOR PERMISSION TO HAVE A POOL CONTRACTOR COME AND LOOK AT THE CRACK. GM AMMONS EXPLAINS THAT IN 2010 THE POOL ROSE OUT OF THE GROUND. THERE IS A 3FT LONG CRACK THAT NEEDS TO BE EVALUATED. ALL DIRECTORS ARE IN FAVOR OF CONTACTING A POOL CONTRACTOR FOR EVALUATION.

FISHING PIER TOPIC. GM AMMONS EXPLAINS THAT THE FISHING PIER IS ON THE RESERVE STUDY 5 YEARS FROM NOW. THE WOOD ROTTED BECAUSE IT WAS EXPOSED TO AIR AND OXYGENATION WHEN THE LAKE WAS DRAWN DOWN FOR REPAIRS ON THE SPILLWAY. A PIECE OF THE CENTRAL STRINGER IS ROTTED. ADDITIONAL BOARDS ARE PULLED UP ON THE WALKWAY AND HAVE REVEALED DAMAGE. THE FIRST BID RECEIVED WAS FOR A FULL REBUILD OF \$43,000. GM AMMONS WILL BE SEEKING OTHER BIDS. "TREVOR" WHOM ASSISTED IN BUILDING PRESIDENT ALLEN'S BOAT HOUSE STATES THAT DECK BUILDERS ARE ABOUT 6 MONTHS OUT ON TIME FRAMES. GM AMMONS STATES THAT WE DON'T NEED TO BAND-AID THIS, IT IS A LIABILITY ISSUE. THE FISHING PIER WAS BELIEVED TO HAVE BEEN BUILT IN 2005, MAKING IT NEARLY 20 YEARS OLD. GM AMMONS ALSO ASKS FOR PERMISSION TO USE THE OLD SINK FROM THE KITCHEN AT THE BOAT RAMP AREA FOR FISH CLEANING WHILE THE PIER IS CLOSED. ALL DIRECTORS IN FAVOR TO DO THIS.

## HV of Fork Owners Association

GM AMMONS EXPLAINS THAT THE TREES AT THE POND THAT ARE ADJACENT TO LARRY HILL'S HOME NEED TO COME DOWN. GM AMMONS HAS SOUGHT OUT BIDS, ONE CONTRACTOR HAS REFUSED BECAUSE IT IS TOO CLOSE TO THE RESIDENCE. GM AMMONS STATES THAT HE IS ANTICIPATING \$2500 TO TAKE THE TREES DOWN. HE WILL BE SEEKING ADDITIONAL BIDS.

GM AMMONS EXPLAINS TO THE BOARD THAT THE SALESMAN UP FRONT HAS A POTENTIAL BUYER THAT HAS 12 DOGS, 6 INSIDE AND 6 OUTSIDE. GM AMMONS ASKS THE BOARD WHAT DO THEY PURPOSE? GM AMMONS EXPLAINS FURTHER TO THE BOARD THAT HE LOOKED AT CITIES WITHIN 100 MILES OF HOLIDAY VILLAGE AND THEIR STATUTES REGARDING DOGS ARE 3-5 DOGS. THE BOARD DOES NOT WISH TO ALLOW THE OWNER WITH THE 12 DOGS.

GM AMMONS REQUESTS TO PURCHASE AN EMPLOYEE REFRIGERATOR BECAUSE THE CURRENT ONE JUST WENT OUT. PRESIDENT ALLEN CALLS FOR A MOTION TO PURCHASE AN EMPLOYEE REFRIGERATOR. DIRECTOR DALEY MAKES THE MOTION TO PURCHASE ONE FOR UP TO \$800.00 AND DIRECTOR ALVAREZ SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES. DIRECTOR ALVAREZ ALSO STATES THAT SHE HAS A STORE IN MIND THAT HAS DISCOUNTED APPLIANCES AND WILL GIVE GM AMMONS THAT INFORMATION.

GM AMMONS STATES THAT THE LODGE ACCOUNT HAS A LITTLE OVER \$20,000 AND THE SOFA/HIDE-A-BEDS NEED TO BE REPLACED. ASHLEY FURNITURE HAS SOME FOR \$549.00 EACH. PRESIDENT ALLEN CALLS FOR A MOTION. DIRECTOR ALVAREZ MAKES A MOTION TO PURCHASE OUT OF THE LODGE FUNDS, AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

QUESTION FROM THE FLOOR CONCERNING GERONIMO: WHAT IS THE PLAN FOR GERONIMO? PRESIDENT ALLEN EXPLAINS THAT HE HAS REQUESTED CORE-SAMPLING FROM UT TYLER BUT HAS RECEIVED NO REPLY. IT IS REQUESTED THAT BIDS BE OBTAINED FROM OTHER ENGINEERING FIRMS BY THE NEXT MEETING. SOME DISCUSSION FROM THE FLOOR ABOUT TAKING OUT LOANS FOR THE ROADS. GM AMMONS TALKS ABOUT A PETITION, AND THE COUNTY ISSUING A BOND AND THAT WOULD INCREASE OUR PROPERTY TAXES BY 5%. FURTHER DISCUSSION ABOUT FORMING A COMMITTEE TO ASSIST IN THE PETITION PROCESS. PRESIDENT ALLEN TO TALK TO PROPERTY OWNERS AFTER THE MEETING TO DISCUSS FURTHER.

GM AMMONS EXPLAINS THAT THE AMOUNT OF MONEY THAT WENT INTO THE ROAD FUND FROM REPAIR ASSESSMENTS IN THE PAST DID NOT INCLUDE A CORRECT ACCOUNTING OF LABOR. QUESTION FROM THE FLOOR: CAN WE GO TO THE BANK AND REQUEST A LOAN FOR ROADS? GM AMMONS SAYS



## HV of Fork Owners Association

WE CAN'T ANSWER THAT QUESTION UNTIL WE HAVE ALL THE ANSWERS. WE NEED CORE SAMPLES AND ENGINEERING ADVIE AND COST ESTIMATES. MORE DISCUSSION ABOUT OTHER REVENUE STREAMS. GM AMMONS EXPLAINS THAT OTHER REVENUE STREAMS HAVE BEEN DISCUSSED BUT WE HAVE TO LOOK AT A 4-YEAR RETURN ON INVESTMENTS. WE ALSO HAVE TO PAY TAXES ON THAT INCOME AT 30%.

2:00 PM PRESIDENT ALLEN ANNOUNCES THAT THE BOARD WILL MOVE TO EXECUTIVE SESSION FOR A PERSONNELL ISSUE.

2:20 PM PRESIDENT ALLEN CALLS THE MEETING BACK TO ORDER. SUMMARY OF EXECUTIVE SESSION- DISCUSSED HIRING ANOTHER EMPLOYEE AND THE BUDGET WOULD NEED TO BE REVISED.

2:22 PM-PRESIDENT ALLEN ASKS FOR A MOTION TO ADJOURN. DIRECTOR ALVAREZ MAKES A MOTION TO ADJOURN AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

*Brenda Kollan*  
*HVA Secretary*