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## HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

NOVEMBER 16, 2024, 9:00 AM

MEETING LOCATION: CLUBHOUSE

TYPE: OPEN MEETING

AGENDA ITEMS: OLD BUSINESS-CLUBHOUSE ROOF, NEW BUSINESS- APPROVE PERFORMA BUDGET, SWIMMING POOL REPAIR AND RESURFACE, LODGE REPAIRS, SANITATION OPTIONS.

APPROXIMATELY 10 PROPERTY OWNERS PRESENT

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ATTENDANCE:

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

PRESIDENT: DAN ALLEN

TREASURER/VP: NANCY GUINN

SECRETARY: BRENDA Lollar

GENERAL MANAGER: JOE AMMONS

FINANCE CLERK: SHARON NELSON

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PRESIDENT ALLEN LED THE INVOCATION AND OPENED THE MEETING. PRESIDENT ALLEN CALLED FOR A MOTION TO ACCEPT THE PREVIOUS MEETING MINUTES. DIRECTOR LOLLAR MAKES 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 GIVE THE TREASURER'S REPORT. MS. GUINN GAVE THE REPORT AS FOLLOWS:

OCTOBER 2024

TOTAL INCOME \$62,156

TOTAL EXPENSES \$60,714

NET INCOME \$1,441

## HV of Fork Owners Association

### OLD BUSINESS:

DIRECTOR LOLLAR GAVE AN UPDATE ON THE CLUBHOUSE ROOF; MORE SHINGLES HAVE COME OFF AND WE HAVE SUSTAINED SOME WATER DAMAGE INSIDE. ADJUSTER HAS BEEN HERE TWICE TO LOOK AT DAMAGES AND ARE AWAITING HIS REPORT. NUNEZ ROOFING BID IS FOR \$49,040 FOR A 26 GAUGE METAL WITH A NEW FELT AND NEW TRIM. ANY WATER DAMAGE REPAIR WILL BE EXTRA. DIRECTOR LOLLAR ASKED TREASURER GUINN TO EXPLAIN LOAN AMORTIZATION DETAILS. MS. GUINN EXPLAINED THE FOLLOWING. FOR A LOAN OF \$48,000 WITH 7% INTEREST FOR 5 YEARS THE AVERAGE MONTHLY PAYMENT WOULD BE \$750 MONTHLY. THIS IS JUST AN EXAMPLE OF WHAT THE TERMS MAY BE FROM THE BANK. DIRECTOR LOLLAR GOES ON TO SHARE THAT ANY INSURANCE MONIES WILL BE PAID BACK TOWARDS THE PRINCIPAL OF THE LOAN. DIRECTOR LOLLAR MAKES A MOTION TO GO TO THE BANK TO SEEK A LOAN TO COVER THE COST OF THE ROOF, DIRECTOR NISBETT SECONDED THE MOTION, ALL IN FAVOR AND THE AYES CARRY AND THE MOTION PASSES. PRESIDENT ALLEN ASKED FOR EACH DIRECTOR TO VOTE INDIVIDUALLY ON THE MOTION. THE DIRECTORS VOTED AS FOLLOWS:

DIRECTOR LOLLAR-AYE

DIRECTOR DALEY-AYE

DIRECTOR NISBETT-AYE

DIRECTOR MARTIN-AYE

DIRECTOR MARLOW-AYE

DIRECTOR DALEY MAKES A MOTION THAT A METAL ROOF WILL BE INSTALLED, AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

GM AMMONS STATED THAT WHEN SEEKING BIDS, OVER 50,000 IS REQUIRED TO GET ADDITIONAL BIDS, WE ONLY RECEIVED TWO BIDS FOR THE ROOF, ONE FROM YOSEMITE ROOFING AND THE OTHER FROM NUNEZ.

GM AMMONS GIVES AN UPDATE ON THE FISHING PIER. IT IS COMPLETED. THE BID WAS \$37,600 BUT DID NOT INCLUDE THE COST FOR EXTRA POSTS, ADA REQUIRED RAMP, LIGHTING, AND FISH CLEANING STATION. THERE IS A COST OVER RUN OF \$6,145, MAKING THE TOTAL FOR THE FISHING PIER \$43,745.

### NEW BUSINESS:

GM AMMONS PRESENTS INFORMATION CONCERNING SOLID WASTE CONNECTION (FORMERLY GASTON SANITATION). PERFORMING AT LESS THAN DESIREABLE SERVICE. ENTERTAINING BIDS FROM A&W SANITATION. LOCKED PRICE OF \$17.50 FOR TWO YEARS, A SIGNED CONTRACT. AFTER TWO YEARS THE PRICE WOULD BE DETERMINED BY CONSUMER PRICE INDEX. GM AMMONS ASKED THE BOARDS PERMISSION TO CONTINUE

## HV of Fork Owners Association

NEGOTIATIONS WITH A&W. DIRECTOR LOLLAR MAKES A MOTION TO CONTINUE NEGOTIATIONS, AND DIRECTOR DALEY SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED, AND THE MOTION CARRIES.

GM AMMONS EXPLAINS ABOUT THE BUDGET. THIS IS WHAT WE CALL A PERFORMA BUDGET, IT WILL HAVE TO BE ADJUSTED ONCE THE EXPENSES FOR THE POOL ARE ADDED. GM AMMONS ASKED FOR A MOTION TO ADJUST THE BUDGET AFTER POOL EXPENSES ARE IN. DIRECTOR LOLLAR MAKES A MOTION AND DIRECTOR NISBETT SECONDED THE MOTION, ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

DIRECTOR DALEY READS THE POOL REPAIR ESTIMATE FROM LIQUID OASIS. THIS WILL BE FOR PLASTER AND LEAK DETECTION. AN ESTIMATE OF \$29,200 PLUS \$400 LIGHT, AND TO DRAIN, DRILL HOLES TO PREVENT THE POOL FROM LIFTING OUT. AN ESTIMATE OF \$15,00-\$8,000 FOR ADDITIONAL LEAK REPAIRS. A MOTION FROM DIRECTOR NISBETT TO ACCEPT THIS ESTIMATE AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

DIRECTOR MARTIN PRESENTED SOME INFORMATION IN REGARD TO LODGE REPAIRS AND UPGRADES. PLAN TO DO CABINET UPGRADES AND A FRENCH DRAIN. WORK WOULD BE DONE IN HOUSE. WE CURRENTLY HAVE \$20,000 IN THE LODGE ACCOUNT. DIRECTOR LOLLAR MAKES A MOTION TO TABLE THE COST OF THE PREFAB CABINETS UNTIL THE COST CAN BE ESTIMATED. DIRECTOR NISBETT SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES. DIRECTOR LOLLAR MAKES A MOTION TO APPROVE THE FRENCH DRAIN INSTALLATION OF AN ESTIMATE OF \$4,000 FOR THE LODGES, DIRECTOR MARLOW SECONDED THE MOTION.

NO OTHER QUESTIONS OR COMMENTS WERE MADE.

DIRECTOR LOLLAR MAKES A MOTION TO ADJOURN AND DIRECTOR NISBETT SECONDED THE MOTION. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

ADJOURNMENT: 9:32 AM

*Shirley Lollar, RA Secretary 11/18/24*