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HV of Fork Owners Association

Holiday Village Property Owner's Association

January 16, 2021 Time: 9:00 AM

Meeting Location: Clubhouse

Type of Meeting: Open

President: Dan Houston

Secretary: Brenda Lollar

Treasurer: Perry Picou

Vice President: Empty position

Property Manager: Tim Shelton

Board of Directors Present:

Joe Ammons

Frank Potter

Ken McCall

Rebecca Wilder

Board of Directors Not Present:

Elton Boubel

President Houston opened the meeting and Director McCall led in opening prayer.

President Houston asks for a motion to approve the last posted meetings minutes. Director Ammons makes the motion to approve the minutes as recorded, Director Potter seconded the motion. Called to vote, Ayes carried and approved.

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President Houston calls for the Treasury report. Treasurer Picou presented the treasury report for December 2020 as follows:

Total income: $57, 430.35

Total Expenses: $ 38,235.31

Net Income: $ 17,195.04

January -December 2020

Income: $563.680.42

Expenses: $ 486,654.17

Net Income: $ 77,026.25 (unaudited)

66% of Property Owners are current on dues.

83% of Property Owners are paying dues.

36% of Property Owners have no contact information

10 Property Owners are in litigation.

2021 Budget is proposed and will go before the Board for approval.

Current Assets:

$23,854-Dues Account.

$$35,332-Capitol Expense Account

$2,7545-Clubhouse Account

$3,500-Legal Account

$$8,465-Operating Account

$1,292-Payroll Account

$28,049-Road Fund Account

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Total Assets: $103,239.

Director Ammons motions to accept the Treasury Report, seconded by Director Potter. All in favor, ayes have it, no opposition. The motion carries.

President Houston opens Old Business discussion:

1. Comanche Water Crossing Project was bid at $41,800. Expenses-$24,898.96, Labor $4,508.00, Net income savings to the village of $12,321.00
2. Roads Update-Property Manager, Shelton expresses difficulty in getting hot patch material at this time, due to length of travel time to pick up material and weather. They are doing their best with what they can acquire. Director Potter informs that the plan is to start milling and crowning the roads within house because we will now be able to do the work ourselves. President Houston informs that we will have to continue to repair our drainage problems. Discussion as to if the County Commissioners office will help with the drainage problem. Director Ammons stated that no they would not be receiving assistance from that office.
3. Laundromat update: Property Manager Shelton states still on schedule. Waiting on water dept. to receive work order to set meter.
4. Security Camera Update: Director Potter explained how the old camera system operated and then explained the new 4K technology with the new system. Camera installation will be completed today, 1/16/2021. It has great capabilities to protect the POA assets.
5. Committee Reports: Director Ammons explains that we currently have two standing committees: A) Deed Restrictions-A two -year project to review and revise the existing Deed Restrictions. B) Road Committee-Local Improvement District-Committee would have the opportunity to petition the county to create an improvement district to encompass Holiday Village. The county would bill property owners through taxes to pay for these improvements over the next 25-30 years if approved by the property owners before it goes before the county.
6. Director Ammons added an item to Old Business: Zoom technology at an annual subscription cost of approx. $100.00 to allow Board Members that are unable to be present in person for meetings to still participate. Board members voiced that this would not require a vote as it fell under expense minimum.

President Houston opens New Business discussion:

1. Mowing Contract for 2021- The BOD has received 3 bids. A) $ 70,000. B) $ 48,000, C) $41.600. Proposal to begin mowing in-house and financing 3 zero-turn commercial mowers. The approximate cost would be $8200.00 for each mower, a back-pack blower, and a push-weed eater. Total approx. cost would be $27, 739 at approx.5% interest rate. 3- year financing at $838. Monthly and 5- year financing at $522. Monthly. Our local bank agrees to do the financing. Labor will be done in-house.

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Discussion about protecting the equipment
with a cover to be built by Property Manager Shelton at an approx. cost of $6200. Previous mowing contract expense was $4,400 monthly. The equipment will be under warranty and scheduled maintenance will be done weekly. The POA will have the ability to mow violated lots in a faster time frame and have the ability to offer a mowing program to property owners. TECON lots will not be included at this time.
Director Potter opens discussion about purchasing a Skid Steer vs continued renting to work on roads and projects. We would be able to purchase a used one for under $15,000 versus a monthly rental of $2,500.
Director Wilder stated that it is the goal of the POA to own our own equipment and have as much work done in-house as possible to save money.

Director Ammons makes the motion to purchase the mowing equipment, Director Wilder seconded the motion. All in favor, the ayes have it and the motion passed. None opposed. President Houston asked for vote, 4 ayes by directors present, 0 No votes.

Director Ammons motion to purchase the skid loader. Director Wilder seconded the motion, all in favor, the ayes have it and motion passed. None opposed. President Houston asked for vote, 4 Ayes by Directors present, 0 No votes.

2. Compliance Officer- Director Ammons explains the need to hire a compliance officer to handle Deed Restriction Violations and mowing Violations. The position will be between 12-15 hours weekly as a paid employee. This position will record violations and report them to TECON and continue the current procedure that is in place. Former POA President, Lyndon Crosby was hired into this position and will begin February 1, 2021. This position will be responsible to the Property Manager and the POA President.
3. 501c-6- Director Ammons provides update that the Federal NON-Profit status was set aside at some point. We need a CPA to assist with regaining the status. Directors Ammons and Potter will be interviewing CPAs next week.

Director Potter states that it is election time. The next BOD election is in May 2021. Directors McCall & Boubel will be retiring and their positions will need to be filled. We are calling on those interested in running for a position to submit resumes to President Houston and then the BOD will interview prospective candidates.

President Houston asks that property owners stay and visit after the meeting adjourns. Director Ammons motions to adjourn the meeting and Director McCall seconded. All 4 Directors present voted affirmative, meeting adjourned at 10:05 AM