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HV of Fork Owners Association

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March 18, 2023 9:00 AM

Meeting Location: Clubhouse

Type of Meeting: Open Board Meeting

Meeting recorded and Live streamed to Clubhouse FB page.

Board of Directors:

Terry Lollar

Judy Marlow Roach

Rebecca Johnson

(Not present-Brannon Alvarez)

President: Bryan Swenson

VP/Treasurer: Dan Allen

Finance: Sharon Nelson

General Manager: Joe Ammons

President Swenson presents information regarding a small change of procedure regarding Board Meeting protocol. The Directors will be seated across from each other and conduct business, all questions will be held until the end of the meeting. President Swenson announces that there will be a town hall meeting during the months that there is not a scheduled open board meeting. President Swenson asked everyone to stand and led the invocation.

President Swenson asks for a motion to accept the meeting minutes as posted to the website from the previous Board Meeting. **Director Johnson made a motion to accept the minutes as posted and Director Lollar seconded the motion. All in favor, ayes carry, and none opposed.**

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President Swenson calls for the **Treasurer's report**. Treasurer Dan Allen presents January's income of \$61,255 and total expenses of \$94,574 with a loss of \$33,318. This loss is due to the \$39,500 first phase of the Chip Seal project.

February income of \$62,594 and expenses of \$56,163 with a profit of \$6,403. Treasurer Allen asks Ms. Nelson with the Finance office what the total income is from all accounts. Ms. Nelson states that across all accounts there is a total of \$207,135. President Swenson asks for a motion to accept the Treasurer's Report as given, **Director Lollar makes the motion to accept the report as given, and Director Wilder seconded the motion, all in favor, ayes carry and none opposed.**

Old Business:

GM Ammons states that we are currently waiting for a bid from Greenstar Heating & AC for replacement of AC units.

GM Ammons gives information to the BOD that the Association has more funds than originally calculated. We have nine-time shareholders that pay dues on the cpac only (do not own property). Those figures together are \$450 per month for dues for the lodges, clearing \$8,000 annually for the lodges. **Director Lollar makes a motion to amend the previous approval for funds in the amount of \$8,000 per lodge to update the showers and AC units in two lodges. Director Johnson seconded the motion, all in favor, ayes carry, and none opposed.**

President Swenson asks for the General Manager's Report. GM Ammons presents information about activities that have transpired since he began as GM. The following information was presented:

Managers' report;

In the time since being appointed to the position of General Manger there has been a flurry of activity. Beginning with the preparation for the chip seal project in section I. Our crews spent 4 days preparing different streets for the chip seal. Including digging up and repairing a section of culvert at Navajo and Little River Bend.

The first phase of the chip seal project has been completed.

The mowing program has begun for this year, currently we have a full crew for mowing.

The fuel delivery agreement was modified to get dyed diesel at a savings of about 50 cents a gallon over the regular diesel we were getting.

We have finally gotten some response from CSC on the laundry lease agreement. And we are now in negotiation with them.

Our inventory of assets has been updated to include real property that the Association holds deed to.

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Cleaning up at the Southgate maintenance storage has begun, the shed that is out of compliance will be removed within the next 30 days.

The entrance gate has been rebuilt after the incident on February 24th, we have also built a spare gate that will be ready for rapid replacement the next time. The repairs for this incident are being billed to the drivers insurance company and they have verbally agreed to cover the loss.

A meeting with the attorney is scheduled for Friday the 24th. The President, the Treasurer and myself will meet with Mr. Alexander to discuss a couple of deed restriction issues and to possibly begin a process for foreclosure on 2 properties that the owners have ignored justice court orders to make payment.

The Board has asked for a project plan for the repairs and upgrades on streets/roads that would fall outside the original budget for the streets/roads

Currently the first request for funding will be to add a 10 foot apron to the entrance side of the front drive. This will consist of adding a 10 x 18 foot concrete extension to the existing drive on the inside of the entrance area, While doing this there will be an upgrade to the drainage along Holiday Village drive that will mean putting in a shallow low water crossing at the intersection of HV Drive and Tawakoni to allow water to flow to the creek area without going down the driveway.

The cost estimate for the Gate Apron project is \$1800.00, an estimated cost of \$200.00 for the low water crossing. I am asking the Board to approve \$ 2000.00 total for this project. And approve the change to the budget for this project. **Director Johnson makes the motion to approve the change and Director Lollar seconded the motion, all in favor, ayes carry, and none opposed.**

The condition of the roadway surface on Holiday Village Drive is eroding rapidly with all the water lately. Tim and I have discussed the repair but it involves a bit of cooperation from the developer. Currently we are waiting for a civil engineers report regarding draining 12 to 18 inches of water from the pond between White dove and Geronimo. This will be accomplished by trenching from the pond to the Geronimo Ditch, where the water can cross under Geronimo, then flow to the pond behind the clubhouse. This will relieve the water issue at the street level. After that is done the project would involve grinding out the pavement from just east of Geronimo to the intersection with Apache. building up the roadbed with crushed concrete and milling from the grinding then resurfacing with either 2 or 3 layers of chip seal. While we are doing that, we would replace the culvert crossing HV Drive at Apache with a 24' culvert to aid in the drainage coming from the east and north of that intersection.

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The cost for that project is estimated at \$14,550.00 with a 2-layer chip seal, or \$20,050.00 with 3 layer chip seal. This estimate does not include the rental of a mini excavator that will be needed to channel the water way and do the culvert replacement. What I would ask the Board to consider is funding this project from the capital expenditures fund with a recommendation for the 3 layer chip seal due to the traffic load on HV Drive. Funds for this project are available from the sale of surplus property that was approved in November of 2021 and sold in 2022. **Director Lollar makes a motion to accept this project and Director Marlow seconded the motion, all in favor, ayes carry, and none opposed.**

Coinciding with the HV Drive repair is the need to rent a mini excavator that will be used for multiple projects including the replacement of the culvert on HV Drive, digging the channel to lower the pond, and to correct some other drainage issues we have in several areas. The estimated rental for a 30-day period is \$3000.00. If the Board approves this rental we will have a full schedule of work for this machine.

Director Lollar makes motion to rent excavator for scope of work explained and Director Johnson seconded the motion, all in favor, ayes carry, and none opposed.

The tentative schedule for the next round of chip seal would be Little River Bend, Choctaw to White Dove, White Dove to HV Drive. The 3rd round and all consecutive phases after that will be announced at the annual meeting. I do not have the square footage for the next phase of chip seal but I am asking the Board to consider using the \$15,000.00 a month allotted for oil to be reapportioned to the chip seal project. Then each phase could be done on a 60-day basis as funds are available. **Director Johnson makes the motion to reapportion funds to chip seal project and Director Lollar seconded the motion, all in favor, ayes carry, and none opposed.**

About 1 year ago while I was still a member of the Board, I was given the latitude to negotiate a trade out with the developer. The Association holds the deed for 2 lots that were the boat parking area for the lodges. The developer was asking the Association to give up those lots with the release of the old lodges. My plan last year was to negotiate a trade for those lodges in exchange for repairing the front entrance.

After a year of back-and-forth negotiations, the Board agreed to offer a 3 rd. lot owned by the POA in this deal. As the Board is aware all 3 lots are .11 acres, 40 x 120 and no utilities. The assessed value of the 2 lots next to the lodges is 1500.00 the 3rd lot is assessed at 12k. What the developer has agreed to is that they will pay the cost of resurfacing the entrance from the highway to the front gate in exchange for the deeds to these 3 properties. The developer will handle the transfers and related costs of the transfers. This will mean that the Association can liquidate these surplus properties without facing any tax issues at the end of

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the year, and the front entrance will get resurfaced. Along with that the developer will be refacing the brick and upgrading the sign at the front gate as a separate issue.

First the assessed value of the lot on HV Dr. Is 12 k, there is a single lot listed on HV Dr. For 13 k that lot is .25 acre, our lot is .112 acre.

The 2 lots by the lodges are 40 x 120 assessed value is 1500.00 each there is no lease back.

We are in a soft market right now, interest rates are up, and sales down. We might move 1 or 2 of these lots in the next 6 months.

Once sold we have a 30% tax liability on the sale price. Cost of the sale would run about 7.5 % with closing and 50% of commission.

I would ask that the Board approve this exchange as indicated. **Director Johnson makes a motion to approve the exchange of lots for the resurfacing of the front entrance, and Director Lollar seconded the motion, all in favor, ayes carry and none opposed.**

My final item to present today is in response to reports of repeated instances of construction being commenced before a permit is secured. I was asked to find some way to deter or prevent this. In as much as the building permit process itself is handled by the developers ACC, our only enforcement tool at this time would be a penalty applied from our end for failure to secure the permit before beginning the work. The Board has in front of them a proposed policy that would set the penalty for failing to get a permit before beginning work. That penalty would be that offenders would be assessed double the normal fees if they are found to have violated the terms of the building permit. **Director Lollar makes a motion to approve the proposed policy for building permits and Director Johnson seconded the motion, all in favor, ayes carry, and none opposed.**

Adjourned: 9:43 AM

POA Secretary: Brenda Lollar

