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HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

May 21, 2022 TIME: 9:00 AM

Meeting Location: Clubhouse

Type of Meeting: Annual Membership Meeting

President: Don Tourville

Treasurer: Dan Allen

Secretary: Brenda Lollar

Board of Directors Present:

Judy Marlow Roach

Terry Lollar

Rebecca Wilder

Frank Potter

Joe Ammons

Finance Clerk, Sharon Nelson and Property Manager, Tim Shelton present.

President Tourville led in opening prayer and then called the meeting to order.

HV of Fork Owners Association

Director Ammons read last years annual meeting minutes. Director Ammons made a motion to accept the minutes as read and Director Lollar seconded the motion. All in favor, Ayes carried, no opposition and the motion passed.

Treasurer Dan Allen read the current treasurer's report for March and April.

Director Ammons makes motion to approve Treasurer's Report as read and Director Wilder seconded the motion. None opposed, Ayes carried, motion carries.

President Tourville announces last call for Ballots. Drawing for vote counters was held and 6 property owners were selected using the drawn tickets. Cassie Wright, Beth Hall, Ms. Mardock, Richard Martin, Mr. Guinn and Roxie Allen were the property owners selected. Each of the three candidates selected an observer to the vote count. Observer for Brannon Alvarez was Barbara Hall, observer for Randy Martin was Elizabeth Upchurch and observer for Shawn Brown was James Pace. The President dismissed the vote counters and observers and carried the ballot box to the President's office to begin the count at 9:30 AM.

Director Ammons discusses a budget item that may need review. Trying a test strip on a portion of road again on a monthly basis. Director Ammons asks for a motion to review. Director Lollar makes the motion for budget revision and Director Wilder seconded the motion. All in favor, ayes carried, none opposed. The motion passes. More information will be presented at the July open meeting.

Director Ammons asked for a vote to approve a \$60,000 cap for the Capital Expenditure Account. Director Lollar makes the motion and seconded by Director Wilder. All in favor, none opposed, ayes carry. The motion passes.

Director Ammons informs the Association that the Developer has a plan to move the location of the storage units. The old units will be disassembled and new units will be built at the South gate . Rates for rental of these units will go up to market value. The units will only be available for rental to the property owners of the Association. The Association will own the units and receive the income from the rentals. Director Ammons asks for a motion to approve a chain link fence at the south gate for an approximate amount of \$2,008. Director Wilder

HV of Fork Owners Association

makes a motion, Director Lollar seconded the motion. All in favor, none opposed and the motion carries.

Director Ammons informs the Association that he has received two bids from flooring contractors to remove old carpet from the Multi-purpose room and clean and refinish the concrete. The BOD has chosen Stain Pro.com out of Tyler for the bid at \$11,000. Director Ammons explains the reason for this choice as it will be good for 4-6 years and it is an industrial wax. Scheduling for this project will be projected for June.

Director Ammons presents a visual aide of the Income & Expense Report to the Association. There will be a proposed Assessment increase in 2024.

The floor was then opened to questions from Association members present. Questions about road work and the issue of speeding throughout the community were taken and answered by BOD.

The President called the meeting back to order at 11:05 AM to announce the vote count results.

The vote count results for the Director position are as follows:

Brannon Alvarez-55 votes

Shawn Brown-24 votes

Randy Martin-51 votes

The vote count results for the Section C-Time share vote are as follows:

Yes-114

No-13

President Tourville called for Executive session at 11:10 AM

HV of Fork Owners Association

11:30 AM Meeting was reconvened.

President Tourville asked for motion to re-appoint and appoint officers, Director Ammons makes the motion and Director Wilder seconded the motion. All in favor, none opposed and the ayes carry. Brenda Lollar to continue as POA secretary and Treasurer Dan Allen will also be appointed as Vice President to assist the President.

Director Ammons presents Lease agreement for the Food Bank to continue to use the storage building at the south gate entrance for sum of \$1.00. The lease will expire June 1, 2050. This will be the POA contribution to continue to aide those in need in the community. Director Lollar makes the motion to approve the lease agreement and Director Wilder seconded the motion, all in favor, none opposed and the motion passes.

Director Ammons presents updated guidelines for rental of the Multi-purpose room. Those events that are held without a charge are as follows: Monthly pot-luck, social hour, coffee club, Bible studies, fund raisers for community groups such as EPC. Events that will be charged a rental fee are those that are open to the public or private events, such as reunions, receptions, birthday parties, etc. Director Wilder makes the motion to accept new guidelines and Director Lollar seconded the motion, all in favor, none opposed, the motion passes.

Director Ammons presents information concerning the encroachment of property owners onto the cul-de-sacs. There will be no variances given by the Architecture Control Committee. The property owners will be informed and given 30 days to correct the encroachment. If not corrected, it will turned in to the ACC and a violation will be issued. Director Ammons calls for a motion to inform property owners of encroachment, Director Wilder makes the motion and Director Lollar seconded the motion. All in favor, none opposed, the motion passes.

Director Ammons asks for a motion to adjourn, Director Lollar makes the motion and Director Wilder seconded, all in favor, none opposed and the motion to dismiss passes.

Adjournment at 11:40 AM

Brenda Lollar
Secretary