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HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

January 21, 2023, Time: 9:00 AM

Meeting Location: Clubhouse

Type of Meeting: Open Board Meeting

Board of Directors:

Joe Ammons

Terry Lollar

Judy Roach

Brannon Alvarez

Rebecca Wilder Johnson

VP/Treasurer and Acting President: Dan Allen

Secretary-Brenda Lollar

Finance-Sharon Nelson

Property Manager-Tim Shelton

Compliance Officer-Frank Potter-(Not Present)

Dan Allen led the Invocation, and read the opening statement, and then called the meeting to order at 9:00 AM.

Director Ammons makes a motion to accept the September minutes as posted to the website. Director Wilder seconded the motion. All in favor, Ayes carry, and none opposed. The motion passes.

VP/Treasurer Dan Allen gives the Treasurer's Report. January through December 2022 (Income & Expense). Totals are rounded up. The following line items were read aloud by VP/Treasurer Dan Allen.

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Total POA dues collected in 2022 was \$509,847.

Total Lodge income collected in 2022 was \$29,798.

Total RV park income collected in 2022 was \$10,642.

Total misc. income collected in 2022 was \$82,774.

Total OTHER income collected in 2022 was \$339,901.

Gross profit for 2022 was \$900,216.

Road material expenses for 2022 was \$39,266.

RV park expenses for 2022 was \$65.00

Utilities expenses for 2022 was \$71,878.

Capital Improvements for 2022 \$62,601.

Total OPERATIONS EXPENSES FOR 2022 WAS \$652,833.

NET INCOME FOR 2022 WAS \$84,033.

VP/Treasurer Dan Allen asks Finance Mgr. Sharon Nelson to give the Bank balances across all accounts as of 1/19/2023. The balances are as follows:

Association Dues: \$56,464

Capital Improvement: \$86,000

Clubhouse Account: \$7,694

Legal: \$ 25,000

Operating: \$14,648

Payroll: \$4,840

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Road Fund: \$81, 285

TOTAL ACROSS 7 ACCOUNTS: \$275,934

Director Ammons makes motion to accept the Treasurer's Report as read and Director Wilder seconded. All in favor, Ayes carry, and none opposed.

VP Allen requests that PM Shelton share the cost estimate on re-roofing the Pool house roof. Mr. Shelton gives an estimate of \$2,000 using R-panels. Director Ammons makes motion to accept cost estimate and to get work scheduled, Director Lollar seconded. All in favor, Ayes carry, and none opposed.

Director Ammons shares that the Capital Expenditures study is still in the works. Electrical work that the Clubhouse needs is not going to be as expensive as first projected. Small repairs will be needed, will need to separate pool pumps from Clubhouse electrical. All will be posted for review at a later date. No vote required at this time.

PM Shelton explains the projected road work that is being planned. (Map of roads is projected onto screen for all to view.) Ground Pounders will Tar/chip seal specific roads for the first phase. Expected 5-year life for this work. Estimated cost is \$81,000. The following roads are in this phase: Choctaw to Navajo, Comanche to Navajo, a portion of Indian Gap, Mohican, Kiowa, Wichita, Inca, Navajo and portion of Little River Bend. One layer of tar/chip to side roads and two layers on Comanche and Choctaw. Director Lollar makes motion to accept bid from Ground Pounders and Director Alvarez seconded. All in favor, Ayes carry, and none opposed.

Director Ammons gives update on CSC Service Works (which is the company that leases the washers and dryers). Director Ammons has sent 3 letters to the corporation without any response. A 4th letter will go out to the COO of the corporation concerning the account.

NEW BUSINESS

Director Wilder reads the amended Article 3 Section 6 paragraph 2 of The By-Laws which will allow Directors to start the process of a recall of a Duly Elected Director. Director Wilder makes the motion to accept the amended Article and Director Lollar seconded. All in favor, Ayes carry, and none opposed.

Director Ammons gives information regarding finding a monitored alarm system for Maintenance building and Office areas. For insurance purposes, the system would have to be monitored for insurance to cover theft of equipment. More research needed to find right system. Director Ammons makes motion to allow for electronic vote from Directors once a system is found. Director Wilder seconded to accept electronic vote. All in favor, Ayes carry, and none opposed.

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Director Ammons presents information about Electronic Voting Systems. Election Buddy would cost \$99 per election. Paper ballots would still be allowed for at least 2-3 more years but would like to put in place electronic voting option to allow ease of voting from home. Secure pin numbers would be electronically assigned by Election Buddy. This process would be in place for the BOD election in May 2023 and then future voting for Local Improvement District vote. Director Ammons makes motion to move forward with Electronic Voting system and Director Wilder seconded. All in favor, Ayes carry, and none opposed.

Director Lollar presents information regarding the need to change propane suppliers. The Association is currently using AmeriGas, which is formerly Wood County Gas. The Association has experienced poor customer service in regards to getting a technician to come out and perform a pressure test on the system. AC/Heating work on hold due to pressure test not being done. Information given concerning costs of rental of tanks from two local suppliers. Potts gas tank lease would be \$400 per annual lease and Gas & Supply would not charge for loan of 1,000-gallon tank and only at \$185 charge for set up and they can transfer the propane from one to the other. Director Lollar makes a motion to switch to Gas & Supply and seconded by Director Alvarez. All in favor, Ayes carry, and none opposed.

Director Roach presents options for outside security lights for the perimeter of the Clubhouse and parking area. Director Roach makes the motion to purchase lights and Director Wilder seconded. All in favor, Ayes carry, and none opposed.

VP Allen asks PM Shelton to present information concerning updating Lodges ac units. Proposal is to do two lodges at a time with an estimated cost of \$6,000 total. Units #15 & #16 will be the first to be completed. Director Ammons makes the motion to approve the upgrade and Director Lollar seconded the motion. All in favor, Ayes carry, and none opposed.

Director Wilder presents the new Pet Rule, Rule 2023-01-01 in accordance with Paragraph 7 of the Deed Restrictions. This rule describes the steps that may be taken to remedy violations of Paragraph 7 as permitted by the Deed Restrictions and the laws of the State of Texas. A schedule of fines for violations of the paragraphs requirement for "continuously contained by leash or within a fenced area." Setting for the the following fine structure:

First offense-warning letter, second offense a fine of \$50.00, third offense a fine of \$75.00, and 4th and subsequent offenses \$100.00.

This rule also sets forth the maximum number of dogs. From the date of this rule the maximum number of dogs to be kept on any owner/resident within the subdivision shall be 4 dogs. (Registered Breeders as described below are exempt from 4 dog maximum). (See rule for complete details for Breeders. (www.holidayvillagefork.com)). Director Wilder makes motion to accept Rule 2023-01-01 as written and Director Wilder seconded. All in favor, Ayes carry, and none opposed.

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Director Ammons shares that the agenda item "Non-adjoining properties" will be set aside at this time pending legal review. Director Ammons makes a motion to table this agenda item at this time and Director Lollar seconded. All in favor, Ayes carry, and none opposed.

VP Allen asks that if any BOD candidates are present would they like to introduce themselves. Mr. Duane Daley stood and introduced himself briefly.

Director Lollar makes a motion to adjourn and Director Ammons seconded. All in favor, Ayes carry, and none opposed.

Adjournment: 9:45 AM

Brenda Lollar
POA Secretary