

HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

August 19, 2023 9:00 AM

MEETING LOCATION: CLUBHOUSE

TYPE OF MEETING: OPEN BOARD MEETING

ATTENDANCE:

DIRECTORS: TERRY LOLLAR, JUDY MARLOW, BRANNON ALVAREZ, RICHARD MARTIN,
DUANE DALEY

PRESIDENT: BRYAN SWENSON

TREASURER: DAN ALLEN

VICE PRESIDENT: NANCY GUINN

POA SECRETARY: BRENDA LOLLAR

GENERAL MANAGER: JOE AMMONS

President Swenson led the invocation and opened the meeting at 9:00 AM. President Swenson mentions that the meeting is being live streamed on Facebook, but comments cannot be monitored or answered.

General Manager Ammons disclosed that there was an electronic vote that occurred since the last scheduled meeting, and he proceeded to read aloud the email string from which the vote to set aside the (proposed) Rental policy within the subdivision #2023-07-01. The electronic votes were recorded as follows: Directors Terry Lollar, Judy Marlow, Brannon Alvarez, and Duane Daley agreed by email to table said policy. Director Martin did not cast a vote.

HV of Fork Owners Association

President Swenson asked for a motion to accept the minutes as posted and to accept the electronic vote as read and recorded. Director Lollar makes a motion to accept and Director Alvarez seconded the motion. Ayes carried and none opposed, the motion carries.

*Property owner asked question in regard to why the ARA has an anonymous member. GM Ammons answers that the individual was kept confidential for fear of retribution on social media. Property owner states Texas 209 requires that committee members be public. President Swenson stops discussion on this topic and it will be added to new business later in the meeting.

President Swenson calls for the Treasurer's Report. Treasurer Allen reads as follows:

July 2023

Dues Collected: \$46,619

Total Income: \$ 63,713

Road Expenses: \$34,733

Total Payroll: \$24,989

Total Utilities: \$5,202

Total Expenses: \$85,953

Negative impact \$-22,239 (due to road work/material on HVD, Geronimo & Seminole)

President Swenson asked for a motion to accept the financial report as read, Director Daley makes motion to accept, and Director Lollar seconded the motion to accept. Ayes carried and none opposed, the motion carries.

HV of Fork Owners Association

Old Business:

President Swenson states that the proposed policy, "Rental policy within the Subdivision" has been set aside but would like for Director Daley to read, Rule 2023-07-01, "In Home Businesses". Director Daley read the rule out loud in its entirety. President Swenson asked for a motion to accept, Director Daley makes a motion to accept the rule and Director Alvarez seconded the motion. Ayes carried and none opposed, the motion carries.

*Property owner asked question for clarification on what the "normal" number of vehicles for "In-home business" General Manager Ammons addresses the question and states that parking of vehicles should be on improved surfaces of the property only and not parking in the ditch area or on the roadway.

President Swenson asked Director Alvarez to read Policy 2023-07-02 "Relocating Structures Within the Subdivision". Director Alvarez read aloud the policy in its entirety. President Swenson asked if there is any further discussion from the Board or the floor. A question from a property owner for clarification, "Does this policy include permanent structures or non-permanent structures?" GM Ammons clarifies that Tiny Homes are considered and permitted as an RV so it would not be a permanent structure and could be moved to another lot owned by the property owner. No further questions. President Swenson asked for a motion to accept the policy as read. Director Lollar makes a motion to accept the policy and Director Marlow seconded the motion. Ayes carried and none opposed, the motion carries.

New Business:

GM Ammons states that the POA needs to be in compliance with keeping equipment behind a fence. GM Ammons requests consideration for a privacy fence to be built at the south gate area for an estimated cost of \$3200 to do privacy and screening on the chain-link fence on the opposite side of the road. Director Lollar makes a motion to approve the

HV of Fork Owners Association

\$3200 and Director Martin seconded the motion. Ayes carried and none opposed, the motion carries.

*Question from the floor- "What happened to the storage buildings being built at the Southgate?"

GM Ammons states that, "it was not financed by the Developer. "

*Question from the floor- "What about the front entrance work?"

GM Ammons states that the " front entrance will have warranty work done by the contractor at no further cost to the POA."

Director Lollar asked if the ARA member that wished to be anonymous was present and if so could they please stand and identify themselves. ARA member, Laura Henry stood and stated that she is an anonymous member of the ARA.

*Question from the floor- "What are ya'll doing about appliances outside?" Question answered, "compliance is working on getting those items addressed."

*Question from the floor- "What about mowing the Developer's lots?" Question answered by GM Ammons, "we are knocking down the tall lots."

President Swenson dismisses to Executive Session at 10:05 AM

10:35 AM President Swenson calls for a motion to adjourn. Director Lollar makes a motion to adjourn, and Director Marlow seconded the motion. Ayes carried and none opposed, the motion carries.

Adjournment 10:35 AM

Brenda Lollar
ARA Secretary