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HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

November 20, 2021

Meeting Location: Clubhouse

Type: Open

In Attendance:

Board of Directors present:

Joe Ammons

Frank Potter

Rebecca Wilder

Judy Roach

Terry Lollar

President: Perry Picou

Property Manager: Tim Shelton

Poa Secretary: Brenda Lollar

Elton Boubel led in opening prayer and President Picou called the meeting to order. Property Manger Shelton gave a manager's report on the road work being done and future plans for more road work.

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Director Ammons makes a motion to accept the minutes from August meeting as posted on the website, seconded by Director Potter. All in favor, ayes carry, none opposed.

Director Ammons explains the Electronic Vote that approved the Kubota tractor purchase. Director Ammons makes the motion to accept the e-mail responses by Board Members. Director Lollar seconded the motion. All in favor, ayes carry, none opposed.

Director Ammons reads a letter that will be sent to the Developer concerning the Lodges. Effective January 1, 2022, the POA will only rent to Time-share holders only. Lodges 1-12 will be given back to the Developer for management. The POA will continue to maintain Lodges 13-16. Director Ammons makes a motion to accept this course of action, Director Lollar seconded. All in favor, ayes carry, none opposed.

Director Ammons explains the future plans for updating the Clubhouse. The improvements will be done in stages. President Picou will seek contractor bids to paint, replace the lighting and update the flooring in the multi-use room, (Clubhouse) and in the business offices. Office staff will move into what is currently the President's office for more space and the President and Compliance officer will move into the two offices that are now the business office.

President Picou explains the plans to update the front entrance area, specifically the Island. Plans are to paint the brick, add river rock and plant more drought tolerant plants. Project expected to start in Dec-Jan with approximately 9 property owners to volunteer.

Director Potter discusses the need to change Board Meetings to every other month,. The next Board Meetings will be in January, March, and May. May will be the Annual Meeting and Election.

Director Ammons explains that Lots 48-49-50 are owned by the POA and have been put up for sale and is being listed with a realtor for 30 days. The lots will be sold as one and not divided.

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President Picou gives an overview of the proposed 2022 budget due to the Treasurer position is still open. Director Ammons makes the motion to accept the proposed budget and Director Wilder seconded. All in favor, ayes carry, none opposed. The proposed budget will be posted on the POA website by the end of year.

Director Ammons states that the Presidents position has been filled in by Perry Picou when Dan Houston resigned. Director Ammons makes a motion to accept Perry Picou as President. Director Lollar seconded the motion. All in favor, ayes carry, none opposed.

Director Ammons discusses hiring seasonal employees and discusses the need for hiring bonuses. Bonuses would be paid at the end of the season if the employee stayed the entire length of the season.

President Picou states that the Compliance Officer's position will be open soon and the Board will be seeking someone to fill that part-time position.

Director Ammons discusses the project to move the Southgate entrance up 100 feet towards the intersection of Whitefoot. The estimated cost for the project will be \$4,000. Director Ammons makes the motion to move the gate and Director Lollar seconded. All in favor, ayes carry, none opposed.

Director Ammons states that a new "Fuel Allowance" policy has been put in place. Director Ammons makes a motion to accept the new policy and Director Potter seconded the policy. All in favor, ayes carry, none opposed.

At 10:08 am the Directors went into Executive Session to discuss Payroll and Employee related issues.

At 10:27 am the meeting was called back to order by President Picou.

Director Ammons answered a question raised by a property owner concerning the sale of the "Commercial Property" at the entrance of the Community. Director Ammons explained that section is still Single Family Residence per the Deed Restrictions. The Board

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of Directors has addressed the issue with the Developer and the Developer understands the Deed Restrictions and what would have to be done to sell the property as "Commercial". The property owner was satisfied with the answers from the Board Members on this issue.

Director Ammons makes a motion to adjourn at 10:46 am and seconded by Director Wilder. All in favor, ayes carry, none opposed.

Director Ammons made a motion to re-open meeting at 10:47 am to vote on the Board Meetings going to every other month. Director Lollar seconded the motion to reopen. All in favor, ayes carry, none opposed. Director Ammons made the motion to change frequency of meetings to every other month and Director Lollar seconded the motion. All in favor, ayes carry, none opposed.

Meeting adjourned: 10:48 am.

Brenda Lollar 12/1/21
HOA Secretary