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HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

TYPE OF MEETING: OPEN BOARD MEETING

March 19, 2022, 9:00 AM

In attendance:

Board of Directors present:

Joe Ammons

Frank Potter

Rebecca Wilder

Judy Roach

Terry Lollar

President: Vacant

Property Manager: Tim Shelton

Treasurer: Vacant

Compliance Officer: not present

POA Secretary: Brenda Lollar

Director Potter led in opening prayer and Director Ammons called meeting to order and asked for motion to approve minutes from January meeting as posted. Director Potter made a motion to accept, and Director Wilder seconded the motion. All in favor, ayes carry, none opposed.

Director Ammons gives the Treasurer's Report and wants to point out one item for comparison from January to February concerning the Lodges. In January, the lodges brought in \$1,342.50 and expenses were \$3,700, giving us a net loss of \$2,357.50. In February, the lodges brought in \$2,095.62 and expenses were \$1,959.00 without a loss. This is why the changes were made to the Lodges/Time Shares.

February collections were recorded at \$35,696 at an average of \$35,000 being collected at a 75% collection rate.

The Road Fund had a net of \$159,333 from Repair Assessments that the Property Manager and maintenance crew brought in for 2021. With dues contributions between \$5,000-\$8,000 per month on average to the Road Fund, the

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account grew to \$193,766 at the end of 2021. The POA was able to purchase \$42,700 in equipment in 2021. This will also be shared at the Annual Meeting in May. Director Ammons asks for a motion to accept the treasurer's report, Director Wilder makes the motion to accept, and Director Lollar seconded the motion. All in favor, ayes carry, none opposed.

Director Ammons explains under old business that we have received two bids for the lighting work to be done in the Clubhouse, both were from property owners. Bid accepted from Jerry Allen, Licensed electrician for \$1,690.00. Director Ammons asks for motion to accept bid. Frank makes motion to accept Jerry Allen's bid, Director Wilder seconded the motion. All in favor, ayes carry, none opposed.

Director Ammons states that the 2nd Skid steer was purchased. It is a larger unit and has the advantage of adding grader attachment to continue with road repairs.

Director Ammons states that wi-fi has been installed for lodges 13-16.

Under new business, Director Potter asks for a motion to accept Don Tourville as POA President. Director Ammons makes the motion and Director Wilder seconded. All in favor, ayes carry, none opposed. Director Potter asks for a motion to accept Dann Allen as POA Treasurer. Director Ammons makes the motion, seconded by Director Lollar, all in favor, ayes carry, none oppose. Director Potter asks the newly appointed officers to share a brief introduction of themselves.

Director Ammons opens discussion about POA funding for community events. Director Lollar makes a motion to allocate up to \$1,500 for four events per year. Director Wilder seconded the motion, all in favor, ayes carry, none opposed.

Director Ammons asks for a motion to open bids for the flooring project throughout the Clubhouse and offices. Scope of work will be provided to those interested in submitting a bid. Director Potter makes the motion to open bids and Director Wilder seconded, all in favor, ayes carry, none opposed.

Director Ammons begins discussion about hiring an outside provider to oil the roads. Director Ammons asks property manager Tim Shelton to explain the process. Mr. Shelton will choose a test road from among the busiest of all roads and have material applied and monitor it for how well it holds up to traffic. Director Ammons asks for motion to allocate \$5,000 for the test road. Director Lollar makes the motion, Director Wilder seconded the motion, all in favor, ayes carry, none opposed.

Director Ammons gives information regarding the Developer taking over the Lodges 1-12. This change will require a vote to change the Deed Restriction for Section C. The Developer will ask for this vote at the Annual Membership Meeting in May. The Directors will ask for the Developer to fund the mail out for this vote.

Director Ammons explains the need to sell the old roller and purchase a larger roller that weighs 4,000 lbs. More research is needed to find the best market value. Director Ammons asks for motion to sell old roller, Director Potter makes the motion, Director Wilder seconded the motion. All in favor, ayes carry, none opposed.

Director Ammons asks for members to look at paint samples for the Clubhouse. Several ladies made selections and all in agreement with choices.

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Director Potter opens discussion about raising Association dues next year. Director Ammons explains that the wage structure and hourly rates have had to increase to be competitive to retain employees. Discussion about 30% increase, but more discussion is needed, and this will be an ongoing discussion.

Director Ammons makes a motion to approve the completion of the pool shade awnings at a cost of \$1700. Director Wilder seconded, all in favor, ayes carry, none opposed.

Director Potter makes motion to adjourn at 10:35 AM. Director Wilder seconded, all in favor, ayes carry, none opposed.

Adjournment 10:35 AM

Menda Lollar
AA Secretary