

## HV of Fork Owners Association

**HV OF FORK OWNERS ASSOCIATION**

**JULY 15, 2023 9:00 AM**

**MEETING LOCATION: CLUBHOUSE**

**TYPE OF MEETING: OPEN BOARD MEETING**

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**ATTENDANCE:**

**DIRECTORS: TERRY LOLLAR, BRANNON ALVAREZ, RICHARD MARTIN, DUANE DALEY**

**(NOT IN ATTENDANCE, JUDY MARLOW)**

**PRESIDENT: BYRAN SWENSON**

**TREASURER: DAN ALLEN**

**POA SECRETARY: BRENDA LOLLAR**

**GENERAL MANAGER: JOE AMMONS**

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**PRESIDENT SWENSON LED THE INVOCATION AND OPENED THE MEETING AT 9:00 AM.**

**PRESIDENT SWENSON ASKED FOR A MOTION TO APPROVE THE PREVIOUS MEETING'S MINUTES AS POSTED TO THE WEBSITE. DIRECTOR LOLLAR MADE THE MOTION TO ACCEPT AND DIRECTOR DALEY SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.**

**President Swenson calls for the Treasurer Report. Treasurer Allen presents the May and June financials as follows:**

**May 2023**

<b>Dues Collected: \$44,480</b>	<b>Expenses: Roads: \$21,086 (road work on HVD)</b>
<b>Other Income: \$18,496</b>	<b>Lodges: \$10,157 (remodel of Units 15-16)</b>
<b>Total Income: \$65,299</b>	<b>Payroll: \$23,405</b>
	<b>Total Expenses: \$82,200</b>
	<b>Net Income: \$-16,900</b>

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June 2023

Dues Collected: \$43,060

Expenses Total Operations: \$56,944

Other Income: \$13, 273

Total All Expenses: \$62,845

Total Income: \$59,992

Net Income: -\$2,852

President Swenson asked for a motion to accept the treasurer's report as read. Director Lollar made a motion to accept, and Director Daley seconded the motion. None opposed and the ayes carried and the motion passes. President Swenson reminds the attendees that the financials and the minutes are posted to the website.

Old Business: President Swenson opens discussion for D & O Insurance. No discussion and no questions from the Board or attendees. President Swenson asked for a motion to accept the D & O Insurance. Director Lollar makes the motion to accept the D & O Insurance quote and Director Martin seconded the motion. None opposed and the ayes carried and the motion passes. President Swenson explains to the attendees that the cost of the insurance will be posted on the website and that going forward, each new proposal will be an initial reading and a time to ask questions will be available.

President Swenson recognizes Director Martin to read the First Draft for Publication and Review of "In-Home Businesses-Rule 2023-07-01. Director Martin reads the proposed rule in its entirety out loud to the attendees. Upon completion of the reading, President Swenson asked for any discussion from the Board members and there was no discussion. An open Board Meeting is scheduled in August to present the rule and call for a vote from the Directors. The floor was open for questions from attendees, there were no questions asked.

President Swenson recognizes Director Daley to read the First Draft for Publication and Review of "Rental Properties within the Subdivision"-Rule 2023-07-01. Director Daley reads the proposed rule in its entirety out loud to the attendees. Upon completion of the reading, President Swenson asked for any discussion from the Board members and there was no discussion. The floor was open for questions from attendees. One question was asked from the floor by J.Hile, "the word "Lease" needs to be added to the verbiage in the proposed rule.

President Swenson recognizes Director Alvarez to read the First Draft for Publication and Review of "Relocating Structures within the subdivision"-Rule 2023-07-01. Director Alvarez reads the proposed rule in its entirety out loud to the attendees. Upon completion of the reading, President Swenson asked for any discussion from the Board members and there was no discussion. The floor was open for questions

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from attendees and there were no questions. President Swenson reiterates that all three proposed rules will be posted on the website for a 30-day review before it goes to a vote at the August meeting.

General Manager Ammons explains that Architecture Review Authority guidelines have been drafted to assist the new ARA with understanding the deed restrictions. These guidelines will be available to review for Building Permits that have been applied for. Question from attendee-Who are the ARA members? President Swenson explains that 13 applicants were received, 9 were interviewed and the final number to the BOD was 5 for selection. The ARA members' identities will be kept confidential and private. A training will be scheduled for the new ARA. The name change of the committee is due to verbiage by State law. The new name is Architecture Review Authority as opposed to Architecture Control Committee. President Swenson calls for a motion to accept the ARA guidelines, and Director Lollar makes the motion to accept, and Director Daley seconded the motion to accept. All in favor, ayes carried, none opposed and the motion passes.

President Swenson explains that the modified non-Disclosure agreement is for the Ballot Counting Room only during election time. The Non-Disclosure that is signed by Directors, officers, employees, etc. will remain the same.

President Swenson asked for discussion from the BOD on the Legal Fund. Director Lollar explains that the Legal Fund cap needs to be increased from \$25,000 to \$35,000 to basically cover the addition of the ARA. This will be funded by "overages" from carry over each month. An overage of 3-5 %. President Swenson asked for a motion to increase the legal fund and Director Daley makes motion to raise to \$35,000, and Director Lollar seconded the motion to accept, all in favor, ayes carried, none opposed and the motion passes. President Swenson asked for any discussion or questions concerning the legal fund. One question from an attendee, "Define Overage". General Manager Ammons explains that the \$35,000 in the legal fund would be for attorney fees and court fees to file injunctions for deed restriction violations. Director Ammons further explains that the overage is the percentage of monies that is left over after the bills are paid and money is moved into the road fund, legal fund, etc., A second question from attendees, " Are the ARA volunteers or are they paid?" General Manager Ammons states that they are volunteers.

General Manager's Report given by GM Ammons is as follows: The road work projects are progressing slowly because of all the rain. HVD chip seal should be done on Tuesday next week, Seminole has been rocked and Geronimo is scheduled for next week, grinding the edges so that there will be a crown. Approximately 1600 feet. Pot hole repairs are scheduled soon, areas on Indian Gap will be first. GM Ammons asked for any questions from attendees. No questions were asked. President Swenson asked for a motion to accept the manager's report. Director Lollar makes motion to accept manager's report

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and Director Daley seconded the motion. All in favor, none opposed and the ayes carried, the motion passes.

President Swenson explains that the Board will now move into executive session. Director Lollar makes a motion to move to executive session and Director Martin seconded the motion, all in favor and the motion carries.

The BOD moved to the executive session at 9:49 AM.

Board Meeting resumed at 10:05 AM. President Swenson announced that 5 Architecture Review Authority members had been appointed and two alternates appointed. President Swenson calls for a motion to adjourn. Director Lollar makes a motion to adjourn, and Director Martin seconded the motion to adjourn. All in favor, none opposed, ayes carried, and the motion passes to adjourn.

Adjournment: 10:06 AM

*Brande Lollar*  
*POA Secretary*  
*7/20/2025*