

335 Geronimo
Quitman, Texas 75783

Phone: 903-878-7051
Fax: 903-878-7051
operations@hvfpoa.com

HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

July 17, 2022 Time: 2:00 PM

Meeting Location: Clubhouse

Type of Meeting: Open Board Meeting

President: Not present

Treasurer & Vice President: Dan Allen

Secretary: Brenda Lollar

Board of Directors Present:

Joe Ammons

Terry Lollar

Judy Marlow

Brannon Alvarez

Director not Present: Rebecca Wilder

Vice President, Dan Allen called meeting to order at 2:00 pm and led in opening prayer.

Director Ammons called for a motion to accept the minutes from May meeting to be accepted as posted to the website. Director Lollar seconded the motion. All in favor, Ayes carried, none opposed and the motion carries.

Treasurer Allen gave the financial reports for May and June. Director Ammons makes a motion to accept the reports as read, Director Alvarez seconded the motion. All in favor, Ayes carried, none opposed and the motion carries.

Treasurer Allen calls upon Nancy Guinn to give an Event Planning Committee report. Ms. Guinn states that the

HV of Fork Owners Association

July 4th event was a huge success. Approximately there were over 300 people attending the event. The fireworks show was postponed due to dry conditions and will be rescheduled for a later date. Upcoming events include Homemade ice-cream contest in August.

Mr. Allen calls for update on the Deed Restriction Committee meeting that was held recently. Director Ammons explains the short notice on publicizing the meeting was due to a very small number of members that would be able to attend the meeting and wanted to open it up to possibly new members that could participate with ideas for the committee. The committee has been focusing on revisions that will need to be written by 2025. There has been a total of five meetings so far, and there is an open invitation for anyone to attend the meetings and give their input.

New Business:

Section III paragraph 3 of the Bylaws requiring impact fees. Rental property occupied by non-members are putting a load on our infrastructure. The proposed change to have the \$45 impact fee for any additional residences. The property owners will assure that this fee is paid as applicable. This will apply to residences or recreational vehicles that are connected to electric and water/sewer shall be considered residential use. This will be effective as soon as it is signed and will appear on monthly statements. Director Ammons makes a motion to accept this change and Director Lollar seconded the motion. All in favor, Ayes carried, none opposed and the motion carries.

Mr. Allen informs the group that the Café lease has been signed by Regina Lohrenz for another year.

Director Ammons explains the need to have a rule regarding Trash service. The POA has used Gaston Sanitation since approximately 2006 with only a verbal agreement. Using Gaston Sanitation has given the POA control over how many heavy vehicles come into the community. A property owner sent an email concerning trash service and accused the POA of receiving kick backs by letting Gaston in exclusively. Although the property owner later said that this was a joke, the BOD took it seriously. Director Ammons stated that the POA does receive "kickbacks" in the form of the following: 1. Gaston picks up once a week for the *entire* community on Mondays. 2. Gaston offers a roll off dumpster once a year with minimal cost of the dump fee. 3. The truck comes in empty and does not overload the truck. 4. The residents get a lower rate of approx. \$18 instead of \$28 which is what is charged outside the community. This policy will dictate that one service provider (Gaston) will pick up trash and any other provider will be treated as to be trespassing. Director Ammons makes a motion to accept the policy and Director Lollar seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Director Ammons explains that a rule defining trash, which is vague in the deed restrictions, will be put forth. It will include descriptions of what is junk, garbage, trash and blight. These policies will all be posted to the

HV of Fork Owners Association

Website. Director Lollar makes a motion to accept the policy and Director Ammons seconded. All in favor, ayes carried, none opposed and the motion carries.

Director Ammons explains the cost of upgrading the office flooring and a bid from Lowes Home Improvement has given a bid for \$5,000-\$5,500. Director Ammons makes a motion to accept the bid and move forward with the project. Director Alvarez seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Director Ammons explains the need for a more informative sign to be posted at the South gate construction entrance that will provide information to property owners that have deliveries coming into the community and who to contact. The cost of the sign will be approximately \$300. A \$50 call out fee will be charged to property owners that have not made prior arrangements to have the gate open at a requested time or who have not picked up a temporary gate card from the office. Director Ammons makes a motion to approve the purchase of sign and Director Marlow seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Director Ammons presents information concerning replacing the loaner truck that the POA maintenance staff has been using for the past months. Director Ammons had loaned his truck to the POA to pull the small dump trailer originally when it was purchased. Director Ammons will continue to let the POA use his truck until a replacement can be purchased. The proposal is to purchase a water truck that will also have a water cannon mounted on it and serve multiple uses. It will be used to water roads and be used as a possible first contact for any fires in the community until fire trucks can get here. Projected cost of this type of vehicle is \$30,000 and need to budget for this expense. Director Ammons will let the POA continue to use his truck for the next 6 months until such purchase can be made.

Director Ammons shares information about the CSC contract for the Laundromat. Projections for the Laundromat were made about how it would pay for itself, but that is not the case. The contract is costing the POA approximately \$500 per month. A certified letter was sent in June to CSC to give them the option of terminating the contract because the profits are not within the scope that was laid out in the contract. No contact has been received from CSC and a second letter needs to be drafted and sent. Director Lollar makes a motion to approve this letter and Director Alvarez seconded the motion. All in favor, ayes carried, none opposed and the motion carries. Director Ammons to draft second letter to CSC.

Treasurer Allen explains that a storage building had been donated from a property owner that had to remove it from the property due to violation and was going to give it to the EPC (Event Planning Committee), but the ACC (Architecture Control Committee) gave a hard no on this due to the violation of the building. At a future date when the laundromat contract with CSC gets cancelled, one side of the laundromat facility can be made into storage for the EPC.

3:00 PM-It is noted that Director Marlow leaves the meeting, but it is noted that there is still a quorum of

HV of Fork Owners Association

Directors present.

Director Ammons presents information about seeking costs for pumps for firefighting. Floating pumps with screens will need to be purchased. Director Lollar makes a motion to obtain costs for pumps and Director Alvarez seconded the motion, all in favor, ayes carried, none opposed and the motion carries.

Director Ammons presents information about changing the security deposit for the Clubhouse rentals. There is currently a \$50.00 refundable security deposit. Proposed change will be to add a non-refundable \$25.00 cleaning fee. The deposit will be \$75.00 and \$25.00 of that will be retained for cleaning. The POA will provide a mop and bucket of clear water to clean up spills. Soda and juices that are acidic will damage the finish on the floors. It will be a minimum of \$1200 to make repairs to the finish. Director Ammons makes a motion to accept security deposit and Director Lollar seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Director Lollar shares the need to purchase fire extinguishers for the trucks, mowers, and any other drivable vehicles. 2.5 pounders at a cost of \$47.95 each for mowers and 5 pounders at a cost of \$72.95 each for vehicles. The POA will ask volunteer fire department to do a training class for staff and will also open it up to residents that want to attend. Director Lollar makes a motion to purchase the extinguishers and Director Alvarez seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Director Ammons presents information concerning the need to replace the light fixtures in the Swimming Pool area with wet location fixtures at an approximate cost of \$600. This will also help with clarity on the security camera footage for the pool area. Director Ammons makes a motion to purchase new lights and Director Lollar seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Director Ammons makes a motion to get a bid on replacing one AC unit in the Clubhouse. Mother board is out and vendor is unsure if a replacement can be obtained due to the age of the unit. Director Alvarez seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

3:15-3:25 pm -Questions and answers

Treasurer Allen calls for adjournment at 3:25 pm. Director Ammons makes motion to adjourn, and Director Lollar seconded the motion. All in favor, ayes carried, none opposed and the motion carries.

Granda Lollar
POA Secretary
7/18/2022