

335 Geronimo
Quitman, Texas 75783

Phone: 903-878-7051
E-mail: hvclubhouse@hvfpoa.com
Website: holidayvillagefork.com

HV of Fork Owners Association

HV OF FORK OWNERS ASSOCIATION

MAY 20, 2023 9:00 AM

MEETING LOCATION: CLUBHOUSE

TYPE OF MEETING: ANNUAL MEMBERSHIP MEETING & ELECTION

ATTENDANCE:

DIRECTORS- JUDY MARLOW, REBECCA WILDER, BRANNON ALVAREZ, TERRY LOLLAR

PRESIDENT- BRYAN SWENSON

TREASURER-DAN ALLEN

POA SECRETARY-BRENDA LOLLAR

FINANCE-SHARON NELSON

GENERAL MGR.- JOE AMMONS

PRESIDENT SWENSON LED THE INVOCATION AND OPENED THE MEETING AT 9:00 AM . PRESIDENT SWENSON MADE AN ANNOUNCEMENT FOR LAST CALL OF BALLOTS TO BE TURNED IN.

BOARD CANDIDATES CHOSE THEIR OBSERVERS AS FOLLOWS:

STELLA BOECKER CHOSE BARBARA HALL.

DIANA BRUBAKER CHOSE JUDY HOOPER

RICHARD MARTIN CHOSE MICHELLE MORGANTI

DUANE DALEY DID NOT CHOSE AN OBSERVER

RANDY MARTIN CHOSE LYNDON CROSBY

TICKETS WERE DRAWN FOR VOTE TABULATORS AND GWEN HART AND MARY HOOTEN WILL OVERSEE THE VOTE COUNT WITH PRESIDENT SWENSON.

9:15 AM -A FINAL CALL FOR BALLOTS WAS ANNOUNCED. VOTING IS NOW CLOSED. DISMISSAL OF COUNTERS AND OBSERVERS.

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THE ANNUAL MEETING IS NOW CALLED TO ORDER AT 9:16 AM.

GENERAL MANAGER, JOE AMMONS READ ALOUD THE BOAT RAMP PARKING REQUIREMENTS-RULE 2023-05-01.

ENFORCEMENT WILL BEGIN ON SEPTEMBER 01, 2023. PRESIDENT SWENSON ASKED FOR A MOTION, DIRECTOR LOLLAR MAKES MOTION TO ACCEPT THE NEW RULE AND DIRECTOR WILDER SECONDED THE MOTION, NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.

PRESIDENT SWENSON ASKED FOR A MOTION TO ACCEPT THE MINUTES FROM THE 2022 ANNUAL MEETING AS POSTED ON THE WEBSITE. DIRECTOR LOLLAR MAKES THE MOTION TO ACCEPT THE MINUTES AND DIRECTOR WILDER SECONDED THE MOTION, NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.

TREASURER DAN ALLEN GIVES THE TREASURER'S REPORT.

MARCH 2023

<u>POA DUES COLLECTED-</u>	<u>\$42,342.01</u>
<u>TOTAL LODGE USE FEES-</u>	<u>\$4,623.00</u>
<u>TOTAL OTHER INCOME-</u>	<u>\$12,424.60</u>
<u>TOTAL INCOME-</u>	<u>\$60,189.61</u>
<u>TOTAL OPERATIONS EXPENSES-</u>	<u>\$46,846.98</u>
<u>TOTAL NET INCOME-</u>	<u>NEGATIVE -\$34,831.36</u>

TREASURER ALLEN EXPLAINS THE NEGATIVE AMOUNT IS DIRECTLY RELATED TO THE CHIP SEAL PROJECT WHICH IS \$40,470 IN ROAD MATERIAL.

APRIL 2023

<u>POA DUES COLLECTED-</u>	<u>\$49,643.34</u>
<u>TOTAL LODGE USE FEES-</u>	<u>\$3,041.50</u>
<u>TOTAL OTHER INCOME-</u>	<u>\$25,782.11</u>
<u>TOTAL INCOME-</u>	<u>\$78,466.95</u>
<u>TOTAL OPERATIONS EXPENSES-</u>	<u>\$33,710.23</u>
<u>TOTAL NET INCOME-</u>	<u>\$30,488.75</u>

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TOTAL BALANCES ACROSS ALL FIVE ACCOUNTS-\$239,077.25

PRESIDENT SWENSON ASKED FOR A MOTION TO ACCEPT THE TREASURER'S REPORT. DIRECTOR WILDER MAKES THE MOTION TO ACCEPT AND DIRECTOR ALVAREZ SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.

THERE WILL BE SOME ADJUSTED BUDGETED ITEMS. THE CHANGES WILL BE REVIEWED AND PUBLISHED BEFORE THE NEXT SCHEDULED MEETING.

GM AMMONS REQUESTS THAT THE BOARD APPROVE A PURCHASE OF A JACK HAMMER AND A TAMPER, ESTIMATED COST FOR EACH IS \$1500.00. FUNDS ARE AVAILABLE FOR THIS PURCHASE DUE TO AN IRS COST SAVINGS. DIRECTOR WILDER MAKES MOTION TO PURCHASE NEEDED EQUIPMENT AND DIRECTOR LOLLAR SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.

GM AMMONS REQUESTS THAT THE BOARD APPROVE A PURCHASE OF AN 18-20 FT TRAILER THAT WOULD BE DEDICATED TO MOVE ALL MOWERS AND MOWING EQUIPMENT EXCLUSIVELY. THE COST OF SUCH A PURCHASE IS ESTIMATED AT \$3500. DIRECTOR WILDER MAKES MOTION FOR TRAILER PURCHASE AND DIRECTOR LOLLAR SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.

GM AMMONS EXPLAINS THE NEED FOR D & O INSURANCE FOR DIRECTORS AND OFFICERS. DIRECTOR WILDER MAKES A MOTION TO TABLE THIS DISCUSSION UNTIL A LATER DATE AND DIRECTOR LOLLAR SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND MOTION PASSES.

GM AMMONS PRESENTS INFORMATION CONCERNING THE EMERGENCY ROAD REPAIR ON HOLIDAY VILLAGE DRIVE AT A COST OF \$21,000. ANOTHER SECTION OF 100 FT THAT HAS MULTIPLE POTHoles WILL BE INCLUDED. IT WOULD BE BENEFICIAL TO HAVE THE CONTRACTOR DO THIS REPAIR AS OPPOSED TO DOING IT IN-HOUSE. DIRECTOR LOLLAR MAKES A MOTION TO ACCEPT THE NEEDED ROAD REPAIR AND DIRECTOR WILDER SECONDED THE MOTION, NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES.

GM AMMONS EXPLAINS THAT TWO VIABLE CANDIDATES HAVE SUBMITTED BUSINESS PLANS FOR THE LEASE FOR THE KITCHEN. ONE CANDIDATE HAD A GOOD BUSINESS PLAN BUT WAS NOT IN LINE WITH THE CURRENT CONDITIONS OF THE CUSTOMER BASE. SECOND CANDIDATE, DANA SHELTON WHO OWNS THE GET'EM HOOKED BAIT SHOP PRESENTED A BUSINESS PLAN PROPOSAL THAT IS IN LINE WITH THE CURRENT CUSTOMER BASE. SHE WOULD BE BRINGING AN EXISTING CUSTOMER BASE WITH HER. LEASE AMOUNT WILL BE SET AT \$350.00 PER MONTH TO INCLUDE PROPANE USAGE. A METER HAS BEEN INSTALLED IN THE KITCHEN TO TRACK PROPANE USAGE. THE LESSEE WILL HAVE FULL COVERAGE INSURANCE AND THE POA WILL BE NAMED AS THE CERTIFICATE HOLDER. NO ALCHOL OR TOBACCO PRODUCTS WILL BE SOLD. A DEPOSIT WILL BE REQUIRED AND THE LEASE AMOUNT WILL BE PAID QUARTERLY. THE LEASE IS OFFERED FOR ONE YEAR AND IS NOT LOCKED IN. THE POA HAS SPENT APPROXIMATLEY \$2,800 FOR CLEAN UP AND REPAINTING OF THE KITCHEN AREA.

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POLICY 2022 RENTAL OF COMMON AREAS WILL HAVE AN AMMENDED PARAGRAPH THAT WILL

STATE," PROHIBITED TO SELLING ALCHOL, TOBACCO PRODUCTS AND VAPING." DIRECTOR LOLLAR MAKES MOTION TO ACCEPT DANA SHELTON'S BUSINESS PLAN AS THE NEW LEASEE OF THE KITCHEN AND THE AMMENDED PARAGRAPH OF THE COMMON AREA RENTAL AGREEMENT. DIRECTOR WILDER SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND MOTION PASSES. (LET IT BE NOTED THAT DIRECTOR MARLOW WAS ABSENT FROM THE TABLE DURING THIS VOTE)

GM AMMONS ASKES THE BOARDS PERMISSION TO MEET WITH ATTORNEY CONCERNING FORECLOSURERS ON TWO DIFFERENT PROPERTY OWNERS. ESTIMATED COST FOR FORECLOSURERS IS \$3500-\$5,000. DIRECTOR LOLLAR MAKES MOTION TO ALLOW GM AMMONS TO MEET WITH ATTORNEY AND DIRECTOR WILDER SECONDED THE MOTION. NONE OPPOSED, AYES CARRIED AND THE MOTION PASSES. GM AMMONS EXPLAINS THAT THE HOMESTEAD ACT PREVENTS SOME FORECLOSURE OPPORTUNITIES. IT IS NOTED THAT THE POA COLLECTION RATE IS CURRENTLY AT 73%. ANY FORCLOSUERS WOULD GO TO THE COURTHOUSE STEPS FOR AUCTION.

GM AMMONS PRESENTS A SLIDE SHOW THAT EXPLAINS HOW YOUR \$50 IN DUES GETS DISTRIBUTED. THE LARGEST PORTION GOES TO UTILITIES AT \$9.55 OUT OF EACH \$50.00. MR. AMMONS WENT ON TO EXPLAIN THAT WE HAVE A WORKING INVENTORY OF ALL ASSETS. INCLUDING ACCOUNTS RECEIVABLE THERE IS A TOAL OF OVER \$2 MILLION IN ASSETS. MR. AMMONS ALSO EXPLAINED THE PROCESS OF DEED RESTRICTION VIOLATIONS. THE DEVELOPER HAS GIVEN A SENSE OF URGENCY TO FORM OUR OWN ACC. RESEARCH IS CURRENTLY BEING DONE TO LOOK AT A MANAGEMENT COMPANY THAT HAS AN ACC ARM OR LOOK FOR VOLUNTEERS TO FORM AN ACC.

11:25 AM PRESIDENT SWENSON PRESENTS THE VOTE COUNT AS FOLLOWS.

STELLA BOECKER-16 VOTES

DIANA BRUBAKER-42 VOTES

DUANE DALEY-67 VOTES

RICHARD MARTIN-78 VOTES

RANDY MARTIN (WRITE IN CANDIDATE)- 47 VOTES

THE TWO NEW DIRECTORS ARE DUANE DALEY AND RICHARD MARTIN. THE DIRECTORS CAME FORWARD AND SIGNED CONFIDENTIALITY AGREEMENTS AND WERE SEATED WITH THE CURRENT DIRECTORS.

THE FOLLOWING OFFICERS WERE RE-CONFIRMED WITH A MOTION FROM DIRECTOR LOLLAR AND A SECOND MOTION FROM DIRECTOR MARLOW. ALL IN FAVOR, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT- BRYAN SWENSON

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VP/TREASURER- DAN ALLEN

POA SECRETARY- BRENDA LOLLAR

NANCY GUINN WAS NOMINATED AS VP, A MOTION TO ACCEPT BY DIRECTOR MARLOW AND SECONDED BY DIRECTOR LOLLAR, ALL IN FAVOR, AYES CARRY, NONE OPPOSED AND THE MOTION CARRIES.

PRESIDENT SWENSON ASKED FOR A MOTION TO ADJOURN AT 11:35 AM. DIRECTOR LOLLAR MAKES MOTION TO ADJOURN AND DIRECTOR MARLOW SECONDED THE MOTION. ALL IN FAVOR OF ADJOURNMENT. NONE OPPOSED. AYES CARRY AND THE MOTION PASSESS.

ADJOURNMENT 11:35 AM

Brenda Lollar
POA Secretary