

## **HOLIDAY ACRES PROPERTY OWNERS ASSO BOARD MEETING**

May 2, 2016 at Doris Green's home

Keith Serkes, **President**, opened the meeting at 5:00 p.m. All Board members present. Keith Serkes, Nan Serkes, Doris Green, Judy James, and Cathy Justus. No guests.

**Secretaries Report:** Cathy asked if all Board members had received via email and read the minutes from the May 2, meeting and if they had any changes or corrections. Doris moved and Nan seconded to accept as written. Passed.

**Treasurer's Report:** Nan gave the report. Discussion. There were a couple of questions that Trish McNelly, bookkeeper, needed to answer. Doris moved and Judy seconded to approve Treasurer's Report. Passed

### **Bills:**

A. Domain registration: Doris/Nan moved to pay if less than \$100.00. Passed

b. Trish McNelly: \$167.50 for bookkeeping. Doris moved and Judy seconded to approve payment. Passed

**Architectural Review Committee:** Larry Dick head of committee. No submissions or requests for approval.

### **Unfinished Business:**

1. Signatories on checking account. No Board members have done yet. Cathy is still on.
2. Presentation of Aging Summary of back dues/special assessment. There was a total of \$31,352.10 due, which includes current and old. Accounts older than 90 days \$23,032.10. Nan suggested that a mailing be sent to all property owners along with Weigler letter "why we pay dues" along with current individual amount due. Also, to put Weigler letter on the website. Suggested a letter with a blank line for individual amount to be written in and sent to each HAPOA property owner. Nan will need to alert Trish of Backus, Lot #1, trade out for electricity/site for Holiday Acres sign in trade for dues.
3. Website update:
  - a. Still need copies of insurance policies. Keith will check on the D & O insurance that used to be with Pagosa Insurance and now with Mountain West Insurance.
  - b. Nan will ask Trish about last audit/review.
  - c. Board Resolutions discussion to table for further discussion.
  - d. Suggestion from Larry Dick to hire Reeser Web Site Design to maintain website.
4. Legal retainer proposals. Discussion. Nan and Keith will get bids. Tabled

**New Business:**

1. Keith will send a letter to Mr. Wamsley regarding owners presumption of exempt status from HOA dues.
2. Letter discussed previously about why we pay dues to go with next mailing.
3. Doris said she and several homeowners in HA have had their insurance cancelled because of fire danger. Bill Tamarco, Fire Wise, does assessments for fire hazard/mitigation.
4. Keith took questionnaire received from Mountain West Insurance and will fill out and send back to them.

New Owners: Kermit Littleton property/home to Isabella Vita on Dandelion.

Doris/Judy made a motion and passed to adjourn at 6:30 p.m.

Respectfully submitted,  
Cathy Justus, Secretary