

Holiday Acres Property Owners Assoc. Board Meeting

December 28, 2016 at the Justus Residence

President, Keith Serkes opened the meeting at 5:44 p.m. Board members, Keith and Nan Serkes, and Cathy Justus present. Guests were Linda Latin, Sandy Nelson, and Gene Madden.

Secretaries Report: Cathy asked if the previous minutes had been read and if there were any revisions or changes. Nan/Keith moved to approve as written. Passed.

Treasurer's Report: Nan reviewed and explained the report. Cathy/Keith moved to approve. Passed.

Bills: Floyd (Bud) Smith, Atty. for Registered Agent Fee of \$50.00. Cathy/Nan moved to approve. Passed.

Architectural Review Committee: Keith reported that no new applications have been received by Larry Dick, head of the ARC Committee.

UNFINISHED BUSINESS:

1. How to inform owners of back dues. Tabled until next meeting.
2. HAPOA Entry Sign Light: Larry Dick repaired the light. Keith said he could put up a good solar light for around \$1,000.00. Discussion of need for permission from property owner where sign is located. (Backus) Keith will pin down price and call Jim Backus.
3. Legal Retainer: Keith will talk to Bud Smith in Bayfield about this. Amounts of legal feed retainers were received from several firms. Nan made a motion to table until we get further information. Cathy/Keith Passed. Keith will contact someone at the legal firm Ortman and Cavanaugh in person while he is in Denver and find out their rates and send those out to the Board Members.
4. Wetlands Project: Keith reported his findings after talking to Larry Dick. All seed purchased went down last summer. No refund required to grantors. The monetary reserve is for maintenance. There are 3 years left on maintenance and seeding.
5. Email list of property owners: Trish McNelly, bookkeeper, sent a list of the addresses she has received. Nan posed the question if there was a legal requirement of hard copy billing for dues requirements. Cathy/Nan moved to send the first billing and mailing in hard copy, which would also include the Presidents letter, Annual Meeting notice, proxy, SASE, dues notice, and another email request.
6. Board Vacancies: Linda Latin was voted in at the Annual Meeting in September. Cathy/Nan voted to approve Sandy Nelson on to the Board. Passed.

NEW BUSINESS:

1. Homeowners Dues Letter: Nan will work on writing it.
2. Checking account signature cards: Nan will get the paperwork to put Linda and Sandy on the checking account.

Motion to adjourn 6:46 p.m. Cathy/Nan

Respectfully Submitted,

Cathy Justus,
Secretary