

HOLIDAY ACRES BOARD MEETING
Thursday, November 16, 2017 at the Serkes' Residence

President, Keith Serkes, opened the meeting at 6:12 p.m. Board members present: Keith Serkes, Nan Serkes, Linda Lattin. Board members absent: Sandy Nelson. Guests present: Mike Dallam, Bryan Looper, Chuck Allen, Jojo Allen.

Secretary, Nan reported that the minutes from the annual meeting, which was held on September 9, 2017, had already been reviewed and approved by the Board via e-mail communication. Those minutes are posted on the Holiday Acres website, www.holidayacres.org.

Treasurer, Nan distributed financial reports for the period through October 2017. She pointed out that the Accounts Receivables (A/R) balance is more than \$28,000. The most recent A/R Aging Summary was also distributed. The Board discussed the possibility of sending a letter to those with outstanding balances informing them of amounts due, but, with 74 accounts currently in arrears, an individual letter would be labor intensive. The Board also discussed contacting an attorney for advice on how to collect these outstanding amounts. This discussion was tabled for the new Board, which will be seated January 1, 2018.

There were two questions about the A/R Aging Summary. (1) The property owner who allows the HAPOA to use his outside electrical outlet for the entrance sign was listed on the A/R Aging Summary. His annual dues are waived for the use of the outlet. (2) A property owner who is not assessed dues according to a legal settlement several years ago was listed on the A/R Aging Summary. Linda said she spoke to the property owner in question and she believes that some of her lots are properly assessed. Nan Serkes will talk to the HAPOA accountant about these two issues.

Linda/Nan moved to accept the financial reports as written. Motion passed.

Architectural Review Committee: There are currently no new ARC construction projects to review.

Unfinished Business:

Proposed budget: Nan presented the proposed 2018 budget that was made available to property owners at the annual meeting. Linda/Nan moved to approve the proposed budget. Motion passed.

Short-term rentals/storage containers: Nan present a draft letter to property owners that addresses the issue of short-term rentals and storage

containers on property. These issues were raised at the annual meeting and a request was made that the Board address them. The Board reviewed the letter and suggested some changes be made. Nan revised the letter and sent it to Board members via e-mail for review and approval. The letter will be mailed out before the end of December 2017.

“Tiny” house: At the annual meeting, the ARC informed the Board that a property owner had constructed a “tiny” house (less than the required 600 sq ft) without prior approval from the ARC/Board. It was requested that the Board address this issue with the property owner. The Board discussed the issue and agreed to send a letter to the property owner in question. Nan will draft a letter and send it to the Board via e-mail for review/approval.

New Business:

Bank Accounts: Because a new Board will be seated on January 1, 2018, the signatories on the HAPOA account must be changed. Keith Serkes, Nan Serkes and Cathy Justus must be removed and two or more members of the new Board: Linda Lattin, Sandy Nelson, Mike Dallam, Bryan Looper and Chuck Allen must be added. Keith spoke with the Bank of the San Juans, where the HAPOA accounts are, and got the necessary paperwork to make the changes. There are currently three accounts: Wetlands Project, Legal Reserve Fund, and HAPOA’s Operating Fund. The HAPOA Accountant, Trish McInelly-Burkholder, will remain as signatory on the accounts.

New Board Member: Chuck Allen volunteered to fill the vacant seat on the Board. Linda/Nan moved to appoint Chuck Allen to the vacant seat. Motion passed.

Legal registration: Linda asked for the Colorado Common Interest Ownership Act (CCIOA) registration number for HAPOA. Nan will ask the HAPOA Accountant for the information.

Next Meeting: The next meeting of the HAPOA will be held on Tuesday, January 9, 2018 at 6:00 p.m. at the Looper residence, 188 Coyote Ct.

Motion to Adjourn: Linda/Nan moved to adjourn the meeting at 6:58 p.m. Motion passed.

Respectfully submitted:
Nan Serkes, Secretary