

Holiday Acres POA Annual Board Meeting

When: Saturday September 24, 2022 7:00 PM

Where: Archuleta County Extension Building

Holiday Acres Property Owners Association Board Meeting Agenda

I. Call to Order 7:04 pm

II. Roll Call

Board: Bryan Looper, Bill Noel, Nate Stretton

Guests: See attached sheets

Approval of Agenda—Motion-Bryan 2nd-Bill

Approval of July Meeting Minutes--Motion-Bill 2nd-Nate

Treasurer's Report

Profit and Loss Balance Sheet—Motion-Nate 2nd-Bryan

15 unpaid dues. We will be implementing our payment policy and procedures going forward. We have delayed them, due to the cost of filing a lien and to give several written notices to members of the lien and payment procedures and policies. We still collect fees and late fees when they close with the title companies.

Proposed 2023 Budget/Approval—Motion-Bryan 2nd-Bill- We will keep the fees at \$65 for this year and plan to provide the dumpsters again in the spring. They were originally supposed to be used for fire mitigation materials, but property clean up can and was what the dumpsters were for as well. We also want to work on prairie dog mitigation and we will look into various services to get that mitigated.

Bills to be paid--\$60 for meeting space—Motion-Bryan 2nd-Nate

Old Business

Covenant Change—4H Pigs Allowed

Suggestions made: Everyone to be allowed to raise pigs for specified time frame, not just 4H. Some people were against it because of smell and rooting. Some people mentioned all animals stink and we are allowed to have every animal except pigs.

If board rules are to be drafted, need to be done before and sent out with ballot. Rule suggestions: 25 ft from property lines. 6-7 month timeframe only. For 4H or FFA purposes only. Pens must be well kept to keep odors down. HAPOA Board has the right to refuse rule breaking 4H members from raising pigs.

Who will enforce rules? If rules are not followed, then members will lose their privilege to keep pigs going forward. Complaint driven? We are volunteer board and don't plan to drive around and invade privacy. 4H Coordinator dropped flyers off on how the 4H program is ran and how the youth need to keep their pigs clean and properly maintained as far as their pens. This is a very well ran, well tracked operation.

Covenant Change—2/3 of votes cast vs. 2/3 of voting members

Suggestions made: refine wording of covenant. This is to be more standard with CCIOA. It is extremely difficult to pass any necessary covenant changes when the board feels its member driven and very beneficial for our association. You still have to have 2/3rd of the votes cast. This makes any out of town members that don't care about the association necessarily, for their not voting to be

counted as a NO vote. It was recommended that we at least have to have 50% of the members voting and then 2/3rds of the votes cast.

Cluster/Standards mailboxes

Seems to be generally accepted. Need to find out who has boxes at Holiday/Stagecoach and discuss new locations. Explained that this is not as simple as a process as it may seem. Need to check and get approval from a plan presented to the post master at the post office, and then have to get approval from the county on easement as well. The delivery person says it is way harder for her to deliver to a cluster box and most members spoke about them not liking that option. The main concern with this is to remove the cluster that is close to highway 84 at Holiday and Stagecoach. We have had member complaints of mail not being delivered and possibly stolen. This is a federal offense, but relocating those mailboxes is an option the board is looking into.

New Business:

New Ideas for HAPOA Improvements. Relocate mailboxes, keep the dumpsters in the spring. Keep saving to dig out the east pond on the greenspace. Prairie dog mitigation in the greenspace and surrounding properties.

Election of Board Members 3 open seats -Bill Noel and Nate Stretton re-elected. Lexi Alexander was not up for reelection. We have one open board seat.

Election of ARC Members 3 open seats -Larry Dick, Tom Halligan, Lois Ericson (write-in's—Mark Delany, Josh Lindhardt).

Adjournment: 9:05 pm