

Holiday Acres POA Board Meeting

When: July 11th, 2023 7:00 PM – 8:00 PM

Where: Looper Residence

HAPOA meeting (Online/phone only)

Tuesday, July 11th · 7:00 – 8:00pm

Time zone: America/Denver

Google Meet joining info

Video call link: <https://meet.google.com/fim-kayf-pui?hs=224>

Or dial: (US) (US) +1 513-970-0813 PIN: 965002586

Holiday Acres Property Owner's Association

July 11th, 2023 Board Meeting

I. **Call to Order** 7:05 PM

II. **Roll Call**

Board: Bryan Looper, Bill Noel, Nathan Stretton

Board Absent: Tom H.

Guests: No guests on phone or Google meet

III. **Old Business**

a. HAPOA access to green space through Macomber

Bryan: Talked with Sara Macomber and she said the gate is to remain open because she is aware of the easement. If it's closed, it is an isolated incident, and she will get it corrected. She said her renters are aware of the easement, but other homeowners in HAPOA need to be respectful when walking down there as she mentioned ATV's were down there at one point.

b. Cluster/Standards mailbox

Bryan provided an update. Talked with mail delivery person Angela. She said the best option for her and the association is to put up cluster/group boxes in various locations that have locks on them. The problem is they are expensive. I looked them up and they are \$2422 for 16 mailboxes. The other problem is that HAPOA will be responsible for the keys and handing them out and replacing the locks if keys are not returned. She said home delivery is a privilege, not a right and going forward they are considering not offering home deliveries going forward.

c. Website updates

Tom took over the website and updates and has posted materials to get it all up to date. The technical issues have been resolved thus far. Tom was not available for updates.

d. Late payers follow up

There are 2 nonpayers for over a year that we will be implementing the updated payment policy and procedures on and moving forward with the lien process. 1 nonpayer that is on a payment plan. He said there are 23 nonpayers for this year, and he will reach out to them.

e. Dumpster recap

Had a little hiccup on a trash truck mechanical issue, so it was delivered a little late, but they picked it up a few days later. The trash bins were full after a couple of days as HAPOA members took advantage of the dumpsters. It was a success again this year.

IV. New Business

a. Justus Letter discussion

We all reviewed the letter and the board at the time of decision to pay back as much as possible (59%) of back paid dues is what was voted and decided on. We still go through the title companies to collect dues owed before a sale of a home can happen. We did not have the funds to pay back 100% to all past due payers. The board at the time didn't want to spend several thousands of dollars on legal fees to pursue the collection of dues owed from the 22 nonpayers that were fighting the association at the time, instead they elected to forgive those dues and give back as much as possible of those dues with those funds. We also have cleaned up our accounting and provide members with itemized invoices and implemented a payment procedure and policy going forward.

b. Approval of May meeting minutes

No changes. Bill motion to approve, Bryan second. 3/0 pass vote

c. Annual meeting mailing

Want to get this out as soon as possible. Need to include board ballot, proposed 2024 budget. We will get together with Bill to put it all together and get it sent out.

d. New/updated policies

Bill and I have been talking with our lawyer and with law changes, updates to some policies needed to be made. We updated 3 policies: Policies and procedures for covenant and rule enforcement; procedures for collection of unpaid assessments; procedures for the conduct of meeting. Bill made motion, Bryan Second. 3/0 pass vote

V. Treasurers Report

a. **Profit and Loss/Balance Sheet**

i. Reviewed balance sheet and P&L

b. **Bills to be paid**

i. Reviewed bills. Motion to pay bills by Bryan, Second by Nate. 3/0 pass vote

VI. Secretary Report-No report

VII. Adjourn 8:25 PM

