

HOLIDAY ACRES ANNUAL PROPERTY OWNERS MEETING

September 9th, 2023 (7:00 P.M.)

Archuleta County Extension Building

6:00 p.m. Registration/light refreshments (7:00 p.m. start)

We had 49 total in attendance with proxies and 34 was needed for quorum.

Call to order by & Time: 7:02 p.m. by Bryan Looper

Board members Present-Bryan Looper, Bill Noel, Nathan Stretton /Absent: Tom Halligan

Guests: See Sign in Sheet

Approval of agenda: Motion Bryan, Nate Second, 3/0

Secretary's Report:

-Approval of meeting minutes July 11th, 2023-No changes. Motion Bryan, Second Nate, 3/0

Treasure's Report:

-P & L and Balance Sheet-Bill discussed the financial reports and reviewed them. Motion Nate, Second Bill. 3/0

-Proposed 2024 budget/approval-We changed the proposed budget to make legal fees \$2,000 and Contingency 250. We talked about moving some of the associations operating fund balance into the legal fund with a goal to get it up to \$15,000. If there is any excess money on the legal fees budget it will be rolled into the Legal fund. After changes Motion Bryan, Second Bill. 3/0

-Approve bills to be paid- Bill presented the current bills to be paid with explanation. Motion Bryan, Second Bill. 3/0

Old Business:

- a. Mailboxes -Bryan and Bill talked about the recent conversations with mail carrier and postmaster and we have decided to table this conversation as it has become very complicated and will be with a significant cost. Home delivery is a privilege, not a right and the post office is starting to do away with home delivery as an option. It is too hard for them to fight the weather and box locations. The location we thought of moving our mailboxes did not work and we would have to have 100% compliance. Cluster boxes of 12 to 14 which cost around \$2,500 will have to be purchased by HAPOA and maintained.

New business:

- a. Dark Skies initiative- Material on the Dark Skies initiative was printed for members and available for members to look at. We need to post on the website as well.

b. County zoning on # of animals allowed- Material was available on the county Rural residential animal limits and the board had copies as well. This can be posted on the website as well.

c. Living in your trailer/camper on property-60 days per year-We talked about this briefly and the one issue that was reported was mitigated and the ARC sheet and plans were submitted.

d. Dues payback board decision-Brief recent history of the board at the times unanimous decision to forgive the back dated dues of 22 non-payers was addressed and there were no questions. It was in the best interest and the most fair and equitable decision of the entire association at the time to not spend money fighting the legalities of it and move forward with a mandatory association and our new and updated collection policies. We only have 8 members who owe this years (2023) dues and 2 that owe more than a year and did not agree to a payment plan. 1 of which, we can not get a hold of and their post office box has not been checked for months. Both going through the collection process. This is a long way from where we were 6 -7 years ago with over 80 members owing more than a year in dues and fees.

e. New ideas for HAPOA improvements-There were not any ideas of improvements and there were some members not in favor of the two thirty yard dumpsters being paid for by the association for a spring clean up and fire mitigation relieve, while other members were big advocates of it. Maybe this warrants a straw pole to be sent out to gauge interest.

f. Election of Board/ARC-Two members -Two volunteers counted the votes for board members and for ARC members and the vote count was as follows:

Board

Tom Halligan-49, Josh Lindhardt-33, Larry Dick-13, Cathy Justus-9, Chuck Allen-1, MaryJo Allen-1

ARC

Larry Dick-45, Lois Erickson-43, Chuck Allen-3, Jim Backus-1

-Election of board members-2 openings-Tom Halligan and Josh Lindhardt elected

-Election of ARC members – 2 openings-Larry Dick and Lois Erickson elected

-Counting of ballots for ARC and Board Ballots-see above

Open Forum: HAPOA members have 5 minutes to ask questions and/or present concerns:

Adjournment: 8:16 p.m.