

Holiday Acres Board Meeting Minutes

DATE: 11/15/2023 **TIME:** 6:09PM **PLACE:** 1585 Shenandoah Dr

CALL TO ORDER

BOARD MEMBERS PRESENT: Larry, Bill, Josh (Remote), Tom

GUESTS: Mark Watson

SECRETARY'S REPORT: Tom (Acting)

1. Review of Minutes of previous meeting
2. Motion to Approve/Amend: Larry/Bill, Carried with one revision (remove the word Annual from title page)

TREASURERS REPORT: Bill provided a financial update including an A/R review.

Balance as of 10/31/2023: \$ 11,882.83

Legal Reserves: \$ 843.05

Wetlands Reserves: \$ 2,809.00

Motion to Approve: Larry/Tom, Carried

Presentation of bills for payment:

Bookkeeping \$200, CityMarket expense \$59.39, Web maintenance \$120, USPS \$7.90

Motion to Approve: Larry/Tom, Carried

ARCHITECTURAL REVIEW COMMITTEE:

- a. Presentation of ARC Approved projects to the Board
 - i. Residence Plans: Mark Watson - 295 Mayflower Drive
 - ii. 10'x20' Barn/Shed: Shenandoah Partners - 1070 Shenandoah Dr
 - iii. 10'x20' Carport: Dave Baker - 2050 Shenandoah Dr

UNFINISHED BUSINESS:

1) Appointment of Officers:

- a. Lawrence (Larry) Dick as Vice-President. Motion to Approve: Tom/Bill, Carried
- b. Josh Lindhardt as President. Motion to Approve: Larry/Tom, Carried
- c. Bill Noel to remain as Treasurer. Motion to Approve: Larry/Tom, Carried
- d. Tom Halligan Member at Large: Motion to Approve: Larry/Bill, Carried

2) Appointment of open Board Seat: Three Candidates submitted Bios in advance for Board Member review. Cathy Justus has been selected to fill the open Secretary Officer Board Seat. Motion to Approve: Larry/Tom, Carried.

The Board would like to thank Drew Mackey and Dallas Weaver for taking the time to submit a BOI and for their interest in serving their community. (Note: this was added after the Board Meeting)

3) Watson Trailer status: Open discussion with Mark Watson on the status of his future home construction and the trailer. Mark requested to start the one year construction provision

allowing the trailer that is on-site currently to remain in place per Covenant #9. The Board approved the request.

- 4) Dog Barking Issue: Tabled to Future (revisit in Spring)
- 5) Back-up of financial Records: Tom contacted Danielle (Bookkeeper) and agreed to have her and the POA Treasurer use a Drop Box account for maintaining an up to date Financial record Backup.
- 6) Donation to Firewise: Tabled until next meeting

NEW BUSINESS:

- 1) Review of Job Descriptions: Tabled until next meeting
- 2) Acceptance of Nate Stretton Resignation: Resignation accepted. The Board thanks Nate for his service as a Board Member.
- 3) Dumpster Survey: Board will discuss in future along with what other items should we add to a member survey.
- 4) Webpage Design discussion:
 - a. Tom provided a quick overview of page design issues/flaws that require redesign to make the site more user friendly. The Board approved funding for the Web Host Company to make changes. Tom noted that the changes should fall within \$300-\$400.
 - b. Tom is still working on updating the website with current information.
- 5) Review of Associations External Obligations/Contracts: With newly appointed Board members now serving the Board has agreed to performing a review of the Association's obligations and contracts. Action: Bill to find/share documents for review.
- 6) Businesses based out of residence Resolution: Tabled until next Board Meeting
- 7) 185 Holiday Drive Discussion: Discussed obtaining County input on how to proceed with land use concerns. Larry/Tom to draft a letter for Board review.
- 8) Annual mailing/President Letter: Discussed moving the invoice and letter before Jan 1st. Board agreed to continue to send out the letter in January as in previous years.
- 9) Annual Member Meeting Prep: We need to set the date and reserve the Fairgrounds Extension Building. Can we see if the smaller room is available if it will accommodate the members that attend? To be discussed further at the Jan 2024 meeting
- 10) Reserve Funding: Everyone agrees that both Reserve Funds are underfunded. Transfers from the Operating Account will commence once the Board determines the amount of funds that need to remain in the Operating Account to cover early 2024 expenses.

NEW OWNERS/ADDRESS CHANGES

Welcome packages mailed:

- 1) Mike Hammons: 1490 Shenandoah Dr (Old Deal property)
- 2) Lee Wilburn: 380 Maverick Dr (Old Nelson property)

MEETING ADJOURNED:

NEXT MEETING: 1/3/2024

TIME: 6:00PM

TIME: 8:30PM

PLACE: Dick Residence