

Holiday Acres Board Meeting

DATE: March 20, 2025 **TIME:** 5:00

PLACE: Tom Halligan's home, 1585 Shenandoah Dr.

CALL TO ORDER: Larry called meeting to order at 5:10 p.m. in Don's absence

BOARD MEMBERS PRESENT: Tom Halligan, Marc Edwards, Cathy Justus, and Larry Dick via internet.

ABSENT: Don Jackson (he couldn't get an internet connection)

GUESTS: None

SECRETARY'S REPORT: Cathy

1. Review of minutes of previous meeting. Discussion.
2. Marc/Larry made motion/seconded to approve. Motion passed/approved.

TREASURER'S REPORT: Tom reviewed. Discussion.

Balance as of 2/28/25: **\$ 6,079.10**

Legal Reserves: 14,298.58

Wetlands Reserves: 8,309.00

Review/Approval of Collections that are past due.

Presentation of bills for payment: Code by Curtis billing for website \$123.89.

Stamps for re-mailing of returned previous mailing \$14.20. File for treasurer paperwork \$9.59. Bookkeeping \$130.00. Altitude Law \$74.00. Pagosa Printer \$66.87.

Larry/Marc moved and seconded to pay all bills. Motion passed/approved.

ARCHITECTURAL REVIEW COMMITTEE: Larry

Presentation of ARC Approved projects to the Board: Discussion.

New Modular – Kelly Howard – 75 Dandelion Court.

Shipping Container – Kelly Howard – 75 Dandelion Court.

Board unanimously approved both.

UNFINISHED BUSINESS:

1. Greenbelt encroachment was inspected and found OK. (Tom/Larry did site inspection and Tom did a GPS inspection, which matched with County specs).
2. Past Due Collections notices. Tom explained that there were currently (7) property owners delinquent for 2024 and before. Late fees have been accruing. Two of these property owners signed agreements for the past due dues waiver. Discussion. There was a question that should we waive the late fee on 2 of these which are late fees only. Motion by Tom/Larry to go ahead with this. House Bill not voted on yet to know the procedure it mandates. Motion passed. Tom noted that CCIOA requires 2 of 3 ways to contact property owners for late notices. He also researched and found that Loma Linda's wording on past due billings was good and would work with changes for Holiday Acres.
3. Tom proposed that Resolution #11-24-24 be amended with new language needed and then to be reviewed by Marc for legal correctness. Larry seconded. Motion passed.

4. Mayflower Pond Trenching: Larry explained what was needed because of the Erosion of Mayflower Drive. Good time to do now because of the low moisture, weather permitting. Larry/Tom made motion/seconded not to exceed the \$1,800.00 and try to get done within the next 90 days.

NEW BUSINESS:

1. Reserve Fairgrounds Meeting Room: Cathy will do this.
2. Late Fee Increase on Dues: Tom reported the HAPOA fee is currently \$10.00 and suggested we increase to what Loma Linda's is of \$20.00 per year. The date for this increase will be June 30, 2025. Tom/Mark moved/seconded. Motion passed.
3. Amend/Modify collection language. Mark will review.
4. STR Notification – 10 Stagecoach Lane – M. Slater
5. Snow removal to open driveways after County plowing. Cathy read letter sent to the Board June 28, 2023 reiterating that if HUTF Roads Records has Holiday Acres on this report that the county is getting highway use tax and gas tax money to fix the roads. Discussion. Suggestion to put this on Annual Meeting Agenda.
6. Tom brought up the 3' X 5' builder's sign. The limit is 3 square feet. Larry will call Colorado Dream Homes and let them know they are in violation of county regulations.
7. HAPOA Tax Return. Tom said he could not find any recent filings. He suggested using Mike Branch, CPA to do HAPOA taxes. Floyd Smith, Atty. in Bayfield is still on the paperwork for annual returns. Marc/Tom made and motion/seconded. Passed to get Mike Branch on to do this. Tom will contact him.
8. Tom had Curtis, who controls HAPOA website to make Tom a new email address for all his work on HAPOA business. It is: Treasurer@HolidayAcres.org There will be no extra cost for this. Tom said this can be done for each Board member, if they wish. We all said we would think about it.

NEW OWNERS:

1. 2370 Shenandoah Dr. – Jenna Lowe to Christina Rooke
The above closing fell out of escrow

MEETING ADJOURNED: 6:13 Tom/Cathy moved/seconded

NEXT MEETING: May 5, 2025, 6:00 p.m., at Dick's cabin, 1070 Shenandoah

RESPECTFULLY SUBMITTED:

Cathy Justus, Secretary