

HOLIDAY ACRES P.O.A. BOARD MEETING

DATE: 5/7/2025

TIME: 6:00 p.m.

PLACE: 11940 Shenandoah Dr
Dick Residence

CALL TO ORDER: Larry

BOARD MEMBERS PRESENT: Tom Halligan, Cathy Justus, Larry Dick , Don Jackson (via internet)

ABSENT: Marc Edwards

GUESTS: None

OWNERS FORUM: None

SECRETARY'S REPORT: Cathy

Review of previous meetings minutes. Discussion.

Motion to Approve as amended. Tom/Don. Motion passed.

TREASURER'S REPORT: Tom

****Account balance:** as of 4/30/25 \$ 8,000.00

****Legal Reserves:** \$12,881.40

****Wetlands Reserves:** \$ 8,309.00

****Review/Approval of Collections past date due.** 51 property owners are not paid yet for current year. 4 of these have not paid in prior years. These will be contacted when we get ok after Marc's review of collection letter. Total 117 properties are paid to date.

****Presentation of Bills to be Paid:** Bookkeeping \$130.00, CPA 2024 taxes \$150.00, USPS \$23.19, State POA \$44.00, State Farm Insurance \$1,440.00

Motion to Approve Larry/Cathy. Motion passed.

ARCHITECTURAL REVIEW COMMITTEE REPORT: Larry

****Presentation of ARC Approval Projects to Board:**

1. Sweetwater: Tree Removal – 1985 Shenandoah Drive. Discussion. Motion to approve Tom/Marc. Motion carried.
2. Tobin: 2 modular barns 14 X 24 – 225 Elkhorn Drive.....Property sold

UNFINISHED BUSINESS:

1. County Fairgrounds Annual Meeting Insurance Policy Requirement: Tom took county's sample document and sent it to State Farm and they said there would be no extra cost/charge on our insurance for this. We were covered already.
2. Howling Dogs in Valley: Owner is known and will be notified.
3. Lien filing for delinquent accounts: A draft will be written of collection documents and Marc will review for legality.
4. Mayflower Pond erosion at street: Larry checked again before he left. No repair from county yet. They have been notified 3 times of this situation.
5. Updated "Periodic Report for State" 8/23/25 says the street address needs to be changed.
6. Discussion of metal containers appearing in Holiday Acres.

NEW BUSINESS:

1. CTA Filing Update: Still on hold until further notice.
2. Fire Hydrant Testing per NFPA-291 protocol: Larry will draft a letter to a property owner who asked “who maintains hydrants”. There is an article in the current Sun Newspaper that says PAWSD will begin inspection soon. Completion of inspection expected within the next 4 weeks.
3. 2024 IRS return: Mike branch CPA tried to do electronically. State return was accepted but Federal return was rejected because the wrong entity was listed on it. Did get a letter from Federal saying that the correct form was used. Will need to file manually as a Non Profit Corp.
4. Update on Draft Collection Policy procedure: Tabled until Marc reviews the wording, etc.
5. Mountain Lion (suspected) killed a deer and left parts on Justus’ property. Larry also found a dead deer in the neighboring subdivision to the south.
6. Tom gave Cathy several more new proxies he received in the mail.
7. Tom gave Cathy the HAPOA insurance policy.
8. Web page run by Go Daddy, will expire in 2006.

NEW OWNERS:

1. 225 Elkhorn – Eddie Tobin to Blake and Christine Chancey
2. 65 Chickadee Court – Alexis Boetger to Chough
3. 2370 Shenandoah – Jenna Lowe to Laven Clancy

NEXT MEETING IN JULY: pending date/time/place: 7/5/25, 6:00 p.m. 1885 Shenandoah

MOTION TO ADJOURN: Tom/Larry, motion passed

TIME: 7:18 p.m.

Respectfully Submitted,

Cathy Justus, Secretary