

**Holiday Acres
Board Meeting Minutes**

DATE: 12/30/24 **TIME:** 3:20 PM **PLACE:** 2055 Shenandoah Dr., Jackson's

CALL TO ORDER: Don Jackson, President

BOARD MEMBERS PRESENT: Don Jackson, Larry Dick, Tom Halligan, Cathy Justus

ABSENT: Marc Edwards

GUESTS: None

SECRETARS REPORT: Cathy.

Review, discussion, and change noted. Larry/Tom moved to accept with change. Passed.

TREASURER'S REPORT: Tom

Balance as for 12/30/24 \$ 1,424.58

Legal Reserves: \$12,881.40

Wetlands Reserves: \$ 8,309.00

Discussion. Cathy/Larry moved to accept. Passed

Review/Approval of Collections past due dues: 9 property owners delinquent. Danielle will be contacted.

****Discussion of requirement for Colo. Div. Of Real Estate "Planned Community" registration of \$44.00 due on May 4, 2025.**

Presentation of bills for payment:

Bookkeeping: (Daniel): \$100.00

Altitude Law: \$ 74.00

State of Colorado \$ 75.00

Larry to buy stamps for mailing

Discussion. Tom/Larry moved to accept. Passed

ARCHITECTURAL REVIEW COMMITTEE: Larry

****Shed placement: 10'X18' at 815 Shenandoah Drive, Serkes**

****New Home: 1580 Shenandoah Drive, L'Roy Bowden**

Discussion. Tom/Cathy moved to accept. Passed

UNFINISHED BUSINESS:

- 1) Greenbelt encroachment by property owner. No survey received yet from realtor. Tom/Larry did physical inspection.
- 2) Corporate Transparency Act filing. On hold until middle of March. Need to know more about gain of money since Board work is voluntary. Will contact Altitude Law.
- 3) Commercial vehicle parking violations on Kinninnick. Discussion. Notice will be sent.
- 4) Accounting meeting. Tabled

NEW BUSINESS:

- 1) Notice of new Short Term Rental at 365 Mayflower.
- 2) January Statement Mailing. Larry will work on and print. Cathy will put together, stuff and mail. Discussion of what to be included. Suggestion to make a place for property owner's accurate contact info and email address.
- 3) State Periodic Report filing. Waiting on legal advice.
- 4) Legal Status Docs to file. Waiting on legal advice.
- 5) Container storage on vacant lots. Discussion of recent deposit of container on Dandelion without any submission to ARC. Resolution brooches what should be done to conform? Larry will compose letter to owner. Discussion of containers that are non-conforming.

NEW OWNERS/ADDRESS CHANGES:

****2370 Shenandoah Dr, Dr. Jenna Lowe to Christina Rooke**
Welcome letter sent.

MEETING ADJOURNED: Motion made by Larry/Tom, passed, 4:40 p.m.

NEXT MEETING: Tentative meeting in March. Date and place to be decided.
Most Board members will be out of town.

Respectfully submitted:

Cathy Justus, Secretary