

Holiday Acres Property Owners Association
Board of Directors Meeting
July 2, 2025

President Don Jackson called the meeting to order at 6:04 pm at his residence. All Board members were present with the exception of Tom Halligan and Marc Edwards. No other guests were in attendance.

SECRETARY'S REPORT: Cathy

Review of previous meetings minutes.

Motion to approve as amended. LD/DJ. Motion passed.

TREASURER'S REPORT: Larry

Larry presented the Treasurers Report in Tom's absence. Current balance is \$7,921.70. He reported a number of dues are still coming in, but due to new collections policy from the prior board, they will be considered late when received after June 30th. Larry presented the expense report and bills to be paid. A motion was made (CJ/DJ) to approve payments and the Treasurers report as submitted.

ARCHITECTURAL REVIEW COMMITTEE: Larry

No submissions were received

UNFINISHED BUSINESS:

- 1) Annual Meeting Prep, food. Cathy will get the food, plates, utensils, etc. and Larry will get the drinks. \$300.00 approved. LD/DJ. passed
- 2) Howling dogs in Valley reported again, discussion ensued..
- 3) Metal storage containers without ARC approval discussed, action to be taken..
- 4) Collection documents for delinquent accounts will be reviewed by legal counsel.
- 5) Continued commercial vehicle parking on Holiday Drive in violation of County ordinances will be reported.

NEW BUSINESS:

- 1) President's letter for Annual Meeting and what it should contain was discussed. Don will draft, Tom to make proposed budget for 2026. Ballots to be enclosed for Board/ARC election. Larry will do printing, get stamps and envelopes. Cathy will stuff and do mailing.
- 2) Christmas lighting year round? Tom to look into legal aspects of this.
- 3) Maverick Trail easement/77 Holdings LLC. Discussion. Table for Larry to meet with Owen Odell at the Planning Commission.
- 4) Greenbelt southern boundary survey needed of Latin's property for Latin's fencing request adjoining greenbelt. Nothing received yet. Discussion.
- 5) Thistle management: The volunteer weed abatement Committee has worked to eradicate thistle in areas of the subdivision and in particular the valley. Wayne Justus volunteered to mow problem areas along Coyote Drive.
- 6) Nominating Committee: Larry and Cathy were selected to head this up.

The following new owners were reported and Welcome packages mailed to each:

385 Stagecoach Lane – Jeanette Davis to Daniel
2370 Shenandoah Dr. – Jenna Lowe to Clancy Lauren

The meeting was adjourned at 7:42 p.m.

NEXT MEETING: 9/6/25 ANNUAL MEETING: Social Hour 6:00 p.m., Meeting
7:00p.m. at the Archuleta County Extension Office (Fair Grounds)

Respectfully Submitted,

Cathy Justus
Secretary