

**HOLIDAY ACRES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
SEPTEMBER 13, 2025**

President Don Jackson called the meeting to order at 7:05pm, and addressed the members present thanking them for attending and went on to introduce the Board.

Secretary Cathy Justus next confirmed that between members present and proxies that we received that we met the quorum requirements to hold the meeting. She went on to present the Proof of Meeting Notice.

Don Jackson: provided an overview of activities from the past year. He reviewed progress made in the Wetlands project, the Associations financial stability and plans for the upcoming year.

Treasurer Tom Halligan presented financial information for the Association including reserve fund balances and operating account expenditures. He presented the proposed 2026 Operating Budget to the homeowners. Based on those numbers- he said that 2026 dues will remain at the current \$65.00 per lot per year. He went on to remind property owners that the annual dues deadline had been changed by a previous Board, and that the deadline was advanced to June 30th each year. He also mentioned that for those that are paying dues by check, please do not include the internet processing fee for electronic payments.

Don then called for the report from the Architectural Review Committee Chairman, Lawrence Dick. He reviewed the the purpose and intent as outlined in our Protective Covenants . He reported that procedurally in dealing with County approval of submitted projects it is required to have a letter of approval from homeowners associations first. Larry provided an overview of the ARC process in reviewing construction plans, required setbacks etc, and to allow approximately 10 days for the Committee and Board to ultimately review and approve submissions. He went on to add that repairs and replacements of roofing, decks and other improvements on your property do not need to be submitted for approval, only new construction. Lastly he reiterated that in accordance with the provisions of our Covenants, that all tree removal in excess of 3 inch diameter must be submitted for approval. An open discussion followed for any questions residents might have.

The Nominating Committee Report was presented by Cathy Justus. She reported that two board positions were open, and that Tom Halligan and Don Jackson had submitted written bios outlining their desire to serve. Ballots were distributed by a volunteer from the audience, and then ballot tabulation was completed by Cathy and a guest from the floor. Tom Halligan and Don Jackson were elected for another term

Don Jackson then presented items on the Agenda, Old Business being first. First off was the topic of light pollution and conforming to the Counties Dark Skies initiative: He presented an overview of current County regulations and that no exposed bulbs are floodlights are allowed except in Security lighting that is on a timer not to exceed 10 minutes per occurrence. Lighting is to be subdued, and contained to the property, ie not shining in neighbors yards. A wetlands update was presented next. He said the Association will be performing maintenance to the wetland areas once weather

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permits. Removal of Cattails, dredging to maximize water retention in our wildlife ponds etc. during these years of low rainfall and snowpak.

Lastly the County Animal Ordinances were reviewed since it represents the major amount of complaints the Board has to deal with each year. Specific animal density/numbers per County Ordinance were reviewed and need for animal offensive barking and need for animal control of per County Ordinance and our Covenants. Note that the County Sheriff's Office is enforcing the ordinances and violators may be subject to fines for repeated offenses. He also addressed the need for pets to be contained to your property to avoid incidents of dogs chasing deer/fawns, a common problem potentially lethal to both, and trespassing on others properties.

President Jackson then presented New Business before the board with assistance from Board members. New County Regulations were presented and reviewed, specifically the County's updated Commercial vehicle restrictions for Rural Residential 2 Zoning which Holiday Acres is designated as. The need for mailbox maintenance was presented as requested by the USPS, He said that owners are responsible for maintaining their mailboxes and the structures that support them. It was recommended before replacing a box that members review specific Post Office requirements at the time.

Don then opened up the meeting for an Open Forum for guests.

Jojo Allen noted that Shenandoah Drive is now once again considered a Primary road by the County for maintenance. This is critical as it is the main thoroughfare providing access to 5 other streets that come off of it that have a significant number of residents. On another note, Chuck Allen expressed desire to be considered for any future ARC committee openings, and Larry recommended they meet after the meeting to accomplish that. Next the issue of continued dog barking and howling in the valley was presented by Meg Wempe, She expressed her frustration that the County Animal Control is not following up on complaints submitted. She also presented to the Board a copy of the complaint she had submitted to the Sheriffs Office. Others commented on the continuing problem also. The Board acknowledged they would follow up with Animal Control officer Lamont Daniels, to attempt to resolve the issue.

Lastly, JoJo Allen wanted to know if the sign on HWY 84 could be changed to more accurately show the side roads. Since this is a State Highway and outside of Holiday Acres proper, she was advised to contact CDOT.offices in Durango.

Don then requested a motion for adjournment, which was made and seconded at 8:45pm.

Respectfully submitted,
Cathy Justus
Secretary