

**Holiday Acres  
Board Meeting Minutes**

**Date:** March 12, 2024

**Time:** 6:18 p.m.

**Place:** Cathy Justus residence

**CALL TO ORDER:** Tom

**BOARD MEMBERS PRESENT:** Tom, Cathy, and Bill via Zoom. Larry absent

**GUESTS:** Drew Mackey and Wayne Justus

**SECRETARY'S REPORT:** Cathy

Review of Minutes of previous meeting: May need to amend per CCIOWA.

Motions to Approve: by Tom/Bill per CCIOWA rules.

**Mackey Fence:** Drew Mackey gave presentation of his proposed property fencing. Larry (ARC) has received survey/ILC as requested. ARC suggests Board approval. Discussion. Tom/Bill, approved.

**TREASURERS REPORT:** Bill

Balance as of Feb 29, 2024	\$8,965.81
Legal Reserves:	\$10,381.40
Wetlands Reserves:	\$ 3,309.00

Some people who paid by check also paid the online payment fee without needing to of \$2.08 on each \$65.00 dues due. The fee was only for those using the online payment system. Bill reported they will receive a credit on next billing.

**PRESENTATION OF BILLS FOR PAYMENT:**

Danielle (bookkeeper) \$350.00  
Pagosa Printer (mailing) \$41.00  
Altitude Legal \$140.00  
Office Depot (labels) \$52.37

Motion to Approve: Tom/Bill, approved

**ARCHITECTURAL REVIEW COMMITTEE:** Larry absent. The Board had reviewed and approved the request of the submitted project.

**UNFINISHED BUSINESS:**

- 1) *County Commercial Vehicle Restrictions, Section 5 #5652:* Tom relayed his discussion with Pam Flowers and Errol Lord from County. There is a moratorium on enforcement of the related Land Use rules while the county reviews current regulations. Could take a year or longer. We can call the County Commissioners to have a voice.
- 2) *Multi living quarters on one property:* Discussion. Property owner(s) who may have more than one dwelling on a property. Bill will research any of the property(s) in question were converted before or after the requirement to have

only one dwelling unless above a garage per HAPOA covenants. Decided to table both actions above until next Board meeting to see if county has made any rules yet. Bill/Tom passed

- 3) *HAPOA policy for residential based businesses*: Colorado Senate is drafting a bill concerning the operation of a Home-Based Business in Common Interest Communities and is now waiting on a vote. `Tabled until next meeting.

**NEW BUSINESS:**

- 1) *Barking Dogs issue*: Tabled until next meeting.
- 2) *Board Seat Recruitment*: Bill's position will be up this year. Drew Mackey said he would be willing to fill the now empty seat on the Board, which was vacated by Josh. This seat will run through 2025. Bill/Tom moved and seconded to accept Drew's application.
- 3) *Reservation of small room at Extension Office for annual meeting*: Cathy will Take care of reservation: Saturday, September 14, 2024
- 4) Tom received a message from Altitude Legal for update of property owner roster. Tom will reply with information.
- 5) Lighting fixture requirements/photos/rules have been posted on the website.
- 6) TUPS: Still have to finalize with changes to addresses.
- 7) Bill suggested posting to website what is currently written at the County Clerks office (covenant 9) Tom seconded/ passed.

**NEW OWNERS/ADDRESS CHANGES:**

Tom will get new address and name of recently purchased HA property owners by him.

**MEETING ADJOURNED:** Tom/Cathy

**TIME:** 7:54

**NEXT MEETING:** Bill Noel's residence    **DATE:** May 8, 2024 at 6:00 p.m.

**RESPECTFULLY SUBMITTED:**

Cathy Justus, Secretary