

**Holiday Acres
Annual Meeting Minutes**

Date: 9/14/24 **Time:** 7:00 p.m. **Place:** Archuleta County Fair Building

CALL TO ORDER: Don Jackson, president called the meeting to order and lead the Pledge of Allegiance To the Flag

BOARD MEMBERS PRESENT: Don Jackson, Larry Dick, and Cathy Justus

CERTIFICATION OF QUORUM: Cathy certified quorum with 50 proxies returned, and 20 lot owners represented at this meeting.

PROOF OF MEETING NOTICE: Cathy reported that the annual meeting notice to all property owners was deposited at the post office on the evening of August 15, 2024

REPORTS OF OFFICERS:

President, Don Jackson gave a brief overview of the purpose of HAPOA, the projects that have been completed in the past and projects projected for the future.

Larry Dick gave the treasurer's report.

Larry Dick gave an overview of the Architectural Review Committee (ARC) and the objectives and purpose and requirements for review application. He said that County requirements supersede our Covenants and that all ARC reviews must be approved by HAPOA before the County will review them.

STATUS OF ELECTION OF BOARD DIRECTORS:

Cathy Justus, head of the nominating committee, asked for a volunteer from the audience to count the ballots. Linda Latin volunteered. While the ballots were being counted, the candidates gave a brief overview of their history in Holiday Acres and their qualifications for seats on the Board.

Final tabulation of votes:

Board members

Mark Edwards	34 votes
Cathy Justus	37 votes
Larry Dick	34 votes

Write in candidate:

Stephanie Perez	4 votes
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Architectural Review Committee:

Wayne Justus	37 votes
Tom Halligan	37 votes

Write in candidate:

Domingo Perez	4 votes
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There was a motion by Chuck Allen to accept votes, Linda Latin seconded, motion passed

Because of miscommunication of the Post Office, the PO box was not accessible for a few days before the Annual Meeting. The box was finally opened a few days after the annual meeting and there were these additional ballots enclosed:

Board Members added votes:

Mark Edwards	8 votes
Cathy Justus	5 votes
Larry Dick	7 votes

Write in candidate added votes:

Dallas Weaver	3 votes
Bryan Looper	1 vote

Architectural Review Committee added votes:

Wayne Justus	5 votes
Tom Halligan	7 votes

Write in candidate added votes:

Dallas Weaver	3 votes
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TREASURER’S REPORT: Larry read and reviewed Bill Noel’s treasurer report in his absence. All property owners present had access to a copy of the 2025 Operating Budget, Profit and Loss through August for 2024, and Balance Sheet through August 2024.

OLD BUSINESS:

- *Don Jackson gave a wetlands status and report. 965 acres of watershed on Holiday Creek. Started in 2011, finished 2012. \$21,500. received in outside money/grants for ponds, grass, eco system, etc. for birds and wildlife habitat. Now under HAPOA supervision. HAPOA has received a DUNS permit to progress project. US Dept of Reclamation required no permit to start. HAPOA had to compete with 6 to 8 other Communities to win this grant. The grant requires maintenance of work done.
- *Larry Dick reviewed the County Animal Count per lot Regulations, which affects Holiday Acres
- *Larry Dick talked about offensive dog barking and need for animal control per County Ordinance
- *Larry Dick talked about swine still prohibited per Covenants
- *Larry Dick reviewed the Dark Skies Initiative of County affecting outdoor lighting

NEW BUSINESS:

- *Larry Dick reviewed the new County Regulations for Temporary Use Permits. County is currently revising requirements.
- *Don Jackson talked about the common areas and neighborhood improvements.
- *Larry Dick and Cathy Justus talked about pesticide/herbicide drift that harmed plants in Holiday Acres and that Ethan Proud, Weed & Pest Supervisor in Archuleta County had been taken samples of plants harmed. Ethan said he was 98% sure that this damage was done by harmful drift of toxins. Photos of damage were shared.

OPEN FORUM:

- *JoJo Allen revealed that the last week of May is National Mailbox Improvement week. Boxes are to be 6” – 8” from the road and 41” – 45” from the ground. She said that USPS can legally remove non-conforming boxes.
- *Larry Dick thanked Chuck and JoJo Allen for their effort and bugging Road and Bridge and the Commissioners about Holiday Acres Roads, which are the County’s to maintain.
- *Question from audience about requirements from ARC to build a shed.
- *Question from audience about fishing in the ponds. Answer, the only fish in them are minnows.
- *Dumpsters: Discussion.

Adjourn: Motion to adjourn by Jessie Wenzel/Linda Latin, 8:29 p.m.

RESPECTFULLY SUBMITTED:

Cathy Justus, Secretary