

**Holiday Acres
Board Meeting Minutes**

DATE: 11/22/24

TIME: 6:34 p.m.

PLACE: Halligan residence

CALL TO ORDER: Don Jackson

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

ABSENT: Mark Edwards

GUESTS: none

SECRETARY'S REPORT: Cathy

1. Review of Minutes of previous meeting. Discussion. Changes noted and minutes will be revised as decided.
2. Motion to approve with changes. Larry/Tom moved/seconded and passed with changes.

TREASURER'S REPORT: Tom

Balance as of 10/31/24 \$ 9,424.58

Legal Reserves \$10,381.40

Wetlands Reserves \$ 3,309.00

Presentation of bills to be paid and discussion for approval:

1. Danielle for her bookkeeping services, \$100. per month.
2. Discussion of bills to be approved by Board before Danielle/Bank pays them.
3. Code by Curtis Web \$123.89. Discussion to move pre-payment to his Jan 25 Bookkeeping.
3. Payment to Altitude Law \$74.00 for consultation.

Motion by Tom/Cathy to approve and pay. Passed.

ARCHITECTURAL REVIEW COMMITTEE: Larry

Presentation of ARC Approved projects to the Board:

1. Deck expansion: 12'X20' - Halligan: 1585 Shenandoah Drive
2. Carport: 10'X20' steel – Barker: 2050 Shenandoah Drive
3. Deck expansion: 7.5'X10' - Castolenia: 440 Coyote Drive

Motion Tom/Cathy to approve. Passed.

UNFINISHED BUSINESS:

1. Discussion of collections of past due accounts. Resolution 9.14.24 Collection changes.
2. Appointment of Officers: Don Jackson, President; Larry Dick, Vice President; Tom Halligan, Treasurer; Cathy Justus, Secretary; Marc Edwards, member at large. Tom/Larry moved to approve. Passed.
3. Tom will look into getting a drop box account and cost for HAPOA
4. Greenbelt encroachment: Discussion. Property owner said land survey forthcoming. Discussion. Tabled awaiting survey review.

5. Altitude Legal update on trailer usage policy on vacant land. Discussion. Due to past Board re-write the paragraph was removed that would prohibit trailer storage on vacant land.

NEW BUSINESS:

1. Discussion of Bank Signatories, bill processing changes. Tom/Larry to be signatories. Also discussion of getting a Debit Card for HAPOA. Discussion. Decided not to. Will check into credit card through Bank of the San Juans.
2. State ADU changes. (Emergency) Discussion. Need to store HAPOA insurance documents and other important paperwork online. Tom will look into this.
3. Funding Reserves: Discussion. Larry will look into transferring from fund to fund. Possible \$5,000. to legal fund and \$2,500. to wetlands fund.
4. Mayflower Pond trenching: Tabled because it is too wet to pursue.
5. Barking dogs: This continues to be an issue. Tabled to wait to send notice of violation letters until Spring to see if this issue abates.
6. Approval of 2025 Budget. Tom/Larry moved to approve with revisions.
7. Tom needed Don's contact info to send to Altitude Law so he would receive their emails.

NEW OWNERS/ADDRESS CHANGES: Welcome package sent.

1. 125 Coyote Dr. – James Mizell property to Paul & Kathryn Lithgow

MEETING ADJOURNED: 8:26 p.m.

NEXT MEETING: Don Jackson residence, 12/30/24, 3:00 p.m., 1585 Shenandoah Dr.

Respectfully Submitted:

Cathy Justus, Secretary