

**HOLLY FOREST ASSOCIATION
BOARD OF DIRECTORS' MEETING**

Zoom Teleconference

April 20, 2021

4:30 p.m.

CALL TO ORDER

Jim Spain called the Board Meeting to order at 4:30 p.m.

ATTENDANCE

Board of Directors: Jim Spain, Don Terrill, John Hill, Melissa McKinnon, Gym DeMoye, and Richard Zacher.

Absent: John Daly

Present from Capital Vacations: Cory Humble, Regional Vice President (via zoom); Jennifer Gainey, General Manager; Tamara Villarreal, Administrative Assistant; Angel Hoxit, and Christa Pankey, EEC.

APPROVAL OF MINUTES

March 16, 2021 Board Meeting

The minutes of the March 16, 2021 Board Meeting were presented for review and approval.

A motion was made by John Hill and seconded by Gym DeMoye to approve the minutes of the March 16, 2021 Board Meeting as presented. All were in favor and the Motion carried unanimously.

ECC REPORT

Christa Pankey reports that all current projects are in compliance, with 4 new construction projects in progress, of which three have contracts and are still in need of paving and landscaping. There 11 remodeling projects scheduled, all of which are in compliance.

Christa presented two variances for approval. One buyer has a lot under contract, and they want to be allowed to obtain a variance to the 30ft. setback from the front lot line requirement. Due to the location of the streams and septic areas there is only a small area that is available for building.

Upon a motion by John Hill and a second by Richard Zacher, the Board approved the variances as presented. With majority in favor, motion passes unanimously.

FINANCIAL REPORT

Mr. Hill reports that as of February 28th the dues collection rate was 86% versus almost 87% for 2020. There was an increase in architectural review fees of \$5,000 and \$12,000 in road impact fees which help to offset several budget overages. No major infrastructure or paving projects have commenced for 2021.

Jennifer Gainey provided an update on delinquencies and steps that have begun in regard to foreclosing on those units. 113 letters were sent out notifying those owners of the delinquent status. Of those 113, 9 responded, 12 have paid and have been released, which leave 92 owners to be foreclosed upon.

Upon a motion by John Hill and a second by Richard Zacher the Board approved moving forward with the foreclosure process on delinquent owners whose home is valued at \$100,000 or more. Discussion ensued. All in favor, motion passes unanimously.

OLD BUSINESS

High Speed Internet

Jim Spain gave a brief update on the status of the high-speed internet project.

Roads

Gym DeMoye reported the paving for two of the busiest roads will begin this month, weather permitting. Scheduled paving over the next two years will be less than budgeted.

NEW BUSINESS

Jim Spain spoke on the current staffing issues due to the pandemic and the competitive wages being offered throughout the area. A comprehensive wage increase package will be presented to the Board for their review and approval in the coming months.

MEMBER COMMENTS

There were no major issues brought before the Board.

ADJOURNMENT

There being no further business to come before the Board, a Motion to adjourn was entertained.

A motion was made John Hill and seconded by Melissa McKinnon to adjourn the meeting at 5:30 p.m. All were in favor and the Motion carried unanimously.