

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

**Sapphire Valley Community Center
Riverside Room/Zoom Teleconference**

July 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, Richard Zacher and John Daly.

Absent:

Present from Capital Vacations: Jennifer Gainey, General Manager; Megan Parker, Assistant General Manager; Christa Pankey, EEC.

APPROVAL OF MINUTES

June 22, 2021 Board Meeting

The minutes of the June 22, 2021 Board Meeting were presented for review and approval.

A motion was made by John Hill and seconded by Melissa McKinnon to approve the minutes of the June 22, 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. Christa provided an update on the statuses of the new construction projects. There are 12 addition and remodel projects in the works. Discussion was held on an owner installing a chain link fence to help keep their dog secured. The Board stated the owner will have to submit the details to the Board for review and it was also suggested to get feedback from the neighbors as well.

FINANCIAL REPORT

Mr. Hill reports that as of May the dues collection rate was 97.5% compared to 94% for 2020. \$10,000 in prior year dues plus \$7,500 in late fees and interest. All expenses are on budget through May.

OLD BUSINESS

Roads

Gym DeMoye provided an update on current road projects. Hawthorne Court's paving will be done in the middle of July and that will complete the paving projects for 2021. Gym stated he will be receiving bids for a new proactive road life extension therapy. The numbers will be available for the upcoming 2022 budget workshop and meeting.

Action Item List

Jennifer Gainey provided an update on the open action items. The Nelson Kelly property – the owner appealed the eviction and is scheduled to return to court on the 26th. Jennifer stated she will be in attendance. There have been two foreclosures thus far, and two that have paid what was owed. The rest have a hearing on August 27th at 2 P.M. The Holly Forest signs should be installed this week.

Jennifer also presented a proposed green space policy that basically allows the Board to convert foreclosed on or deeded back properties to green space.

Upon a motion by John Hill and a second by John Daly the Board accepted the Green Space Policy as presented. All in favor, motion passes unanimously.

NEW BUSINESS

Restate New Action Items

1. The driveway...get address for Dary's Rd.
2. Burcale property – speak to them about landscaping and check the compliance deposit.
3. Dumpster fee for \$200
4. Bear and Lagging Policies
5. Follow up on Holly Forest I signage
6. Follow up on cost for more broadband

MEMBER COMMENTS

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.