

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

**Sapphire Valley Community Center
Riverside Room/Zoom Teleconference
April 19, 2022**

4:30 p.m.

CALL TO ORDER

Don Terrill called the Board Meeting to order at 4:30 p.m.

ATTENDANCE

Board of Directors: Don Terrill, John Hill, Gym DeMoye, and John Daly.

Absent: Melissa McKinnon and Richard Zacher

Present from Capital Vacations: Cory Humble, Regional VP of Operations; Jennifer Gainey, General Manager; and Christa Pankey, EEC.

APPROVAL OF MINUTES

March 22, 2022 Board Meeting

The minutes of the March 22, 2022 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 22, 2022 Board Meeting as presented. All were in favor and the Motion carried unanimously.

FINANCIAL REPORT

John Hill presented the financials as of February 2022 reporting the collection rates were 86.8% compared to the 86% in 2021, and the Association collected \$11,000 in delinquent dues, interest, and late fees.

ECC Report

Krista Pankey reports there are nine additions and remodels that have been approved and are in compliance, as well as two new construction projects. A brief discussion ensued on a few of the other projects.

Culvert Issue

Jennifer Gainey presented a slide presentation showing the sections of culverts that are creating issues.

OLD BUSINESS

Selling Values of HOA Lots

The Board reviewed the value recommendations received from Keller Williams.

Upon a motion by Don Terrill and seconded by John Hill, the Board approved the recommendations for the lot values as presented. All in favor, motion carried unanimously.

Action Item List

Jennifer provided an updated on the action items.

Action Item #1 - *Request that Blue Ridge Public Safety report any work being done without permits.* Completed. Angela said they would do this moving forward.

Action Item #2 - *Get with the internet company about issues two Board Members are having with their service.* Emailed Sean and Shawn with Optimum on 3/23.

Action Item #3 - *Check with the bank about reimbursement for the cost of tree cleanup on Gold Creek. Daube Hill property.* Daube Hill claims the property is owned by the bank however there is no information backing that claim. Daube Hill Partnership is still the owner of record in Jackson County. The account owes more than 7K to HF and 11K to SVMA. We will have the attorney update the lien. The total was \$2160.00 for removal and cleanup.

Action Item #4 - *Get an update on the tree that fell through an owner's home.* The tree has been removed and tarps are in place. We have placed a call to the management company to get an idea of the plan for repairs and make sure they fill out the proper ECC applications.

Action Item #5 - *Get the selling value of the HOA lots, and send a counteroffer for Lot 31 Beech Ct.* The counteroffer was denied and the selling values from Alan Cone were sent to the Board on 3/23.

NEW BUSINESS

New Driveway for Lot 3

The owners of Lot 3 asked for Board approval to reposition their driveway.

Upon a motion by Don Terrill and a second by John Hill, the Board approved the request for repositioning the driveway for Lot 3. All in favor, motion carried unanimously.
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MEMBER COMMENTS

No comments from members came 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 Don Terrill to adjourn the meeting at 5:00 p.m. All were in favor and the Motion carried unanimously.
