

Approved

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

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

July 18, 2023

4:00 p.m.

CALL TO ORDER

Don Terrill called the Board Meeting to order at 4:00 p.m.

ATTENDANCE

Board of Directors: Don Terrill, Melissa McKinnon, Scott Bebout, John Hill, Michael Davidson, and Richard Zacher in person.

Absent: Thomas Taulbee

Present from Capital Vacations: Jennifer Gainey, General Manager; and Audrey Cottrell, Assistant General Manager.

ECC: Christa Pankey

APPROVAL OF MINUTES

June 20, 2023, Board Meeting

The minutes of the June 20, 2023, Board Meeting were presented for review and approval.

A motion was made by John Hill and seconded by Richard Zacher to approve the minutes of the June 20, 2023, Board Meeting as written. All were in favor and the Motion carried unanimously.
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ECC REPORT

Christa Pankey provided an update on the new construction and remodeling projects taking place.

FINANCIAL REPORT

Mr. Hill reports that as of May the dues collection rate was 97.7%, slightly better than the same time last year. To date, \$23,000 in delinquent fees have been collected. A nominal amount of infrastructure work has been completed through May, but several road projects are scheduled for the year.

OLD BUSINESS

Political Flags

After consulting with the attorney, it was determined the flag in question cannot be removed due to it currently being an election cycle and the flag can remain until November 2024.

Short-Term Renter Policy – No Burning

Upon a motion by Melissa McKinnon and seconded by Scott Bebout, the Board amended the Short-Term Renter Policy to state gas fire pits are allowed. All in favor, motion carried unanimously.

Action Item List

Jennifer Gainey provided an update on items from the Action List.

NEW BUSINESS

Black – Settlement Offer

Upon a motion by Melissa McKinnon and seconded by John Hill, the Board moved to accept the settlement offer as presented and make it know that this will be the final offer. All in favor, motion carried unanimously.

2023 Paving Recommendations

The Board reviewed the paving recommendations made by Marva. All work included milling out areas, hauling off debris, and repaving 2” of surface asphalt.

Upon a motion by Melissa McKinnon and seconded by Scott Bebout, the Board approved moving forward with the recommendations as presented. All in favor, motion carried unanimously.

Pipeworks Culvert Estimate

Upon a motion by Michael Davidson and seconded by Melissa McKinnon, the Board approved \$50,000 (not to exceed) towards the lining of the culverts. All in favor, motion carried unanimously.

ADJOURNMENT

With no further business to come before the Board the meeting was adjourned at 4:40 p.m.