

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

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

April 16, 2024

4:00 p.m.

CALL TO ORDER

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

ATTENDANCE

Board of Directors: Don Terrill, John Hill, Michael Davidson, Chris Guttormsson, Melissa McKinnon and Richard Zacher.

Absent: Scott Bebout

Present from Capital Vacations: Cory Humble, Regional Vice President (via Zoom), Jennifer Gainey, General Manager; and Audrey Cottrell, Assistant General Manager.

APPROVAL OF MINUTES

March 19, 2024 Board Meeting

The minutes of the March 19, 2024 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 March 19, 2024 Board Meeting as presented. All were in favor and the Motion carried unanimously.

ECC REPORT

No report presented.

FINANCIAL REPORT

Mr. Hill reports that dues collection rate through February was 88.99% of budget compared to 86.48% in 2023. No road projects have been completed yet. The repair of the sinkhole on Blackberry Trail at Lady Slipper Ct. still needs to be completed.

OLD BUSINESS

No old business presented.

NEW BUSINESS

Martin Haines – Settlement

An owner is requesting forgiveness of fees and interest on a previously sold property. He is hoping some of the principle will be waived along with the penalties.

Upon a motion by John Hill and seconded by Richard Zacher, the Board moved to waive the penalties as proposed. All in favor, motion carried unanimously.

Golf Cart Insurance Update

Discussion ensued about the necessity of insurance for individual golf cart owners. Jennifer was advised that each individual owner should have some type of insurance to cover their own golf carts. Holly Forest's general liability would cover if for some reason someone is hurt on the property, and it is due to the property not being maintained.

Paving/Infrastructure Estimates

Jennifer presented estimates for paving phase one, addressing concerns about the unfinished paving project from last year and its associated costs.

Upon a motion by Michael Davidson and seconded by John Hill, the Board approved the proposals as presented. All in favor, motion carried unanimously.

Executive Session

The Board went into Executive Session to discuss administrative matters concerning the water rights matter. Upon coming out of Executive Session the Board made the following motion.

Upon a motion by Melissa McKinnon and seconded by John Hill, the Board moved to pursue a litigator outside of the Cashiers jurisdiction. All in favor, motion carried unanimously.

ADJOURNMENT

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

A motion was made by Michael Davidson and seconded by John Hill to adjourn the meeting at 4:45 p.m. All were in favor and the Motion carried unanimously.