

Approved

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

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

May 21, 2024

4:00 p.m.

CALL TO ORDER

Melissa McKinnon called the meeting to order at 4:00 p.m.

ATTENDANCE

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

Absent: Don Terrill and Chris Guttormsson.

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

APPROVAL OF MINUTES

April 16, 2024 Board Meeting

The minutes of the April 16, 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 April 16, 2024 Board Meeting as presented. All were in favor and the Motion carried unanimously.
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ECC REPORT

Christa Pankey provided an update on construction and remodeling projects, discussing various construction related issues including a house being sold before completion and contractor delays. Christa also noted that everyone was going over their time limits and proposed charging a fine of \$100.

FINANCIAL REPORT

Mr. Hill reports that dues collection rate through March was 94% of budget compared to 93% in 2023. \$132,000 in delinquent dues and penalties have been collected. No paving work has been completed as of yet, but \$21,000 was spent doing some infrastructure work to repair a sinkhole on Blackberry Trail.

OLD BUSINESS

No old business presented.

NEW BUSINESS

Ratify Email Votes

Christy Trail Variance

Upon a motion by Melissa McKinnon and seconded by Michael Davidson the Board moved to ratify the email vote approving the Christy Trail variance request. All in favor, motion carried unanimously.

Kestrel Ct. Variance

Upon a motion by Melissa McKinnon and seconded by Michael Davidson the Board moved to ratify the email vote approving the Kestrel Ct. variance request. All in favor, motion carried unanimously.

Well Matter – Bond Request

Upon a motion by Melissa McKinnon and seconded by Michael Davidson the Board moved to ratify the email vote approving the well matter bond request. All in favor, motion carried unanimously.

Howard and Palmer Variance

Upon a motion by John Hill and seconded by Michael Davidson, the Board approved the variance request for Howard and Palmer. 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 Melissa McKinnon and seconded to adjourn the meeting at 4:23 p.m. and go into Executive Session. All were in favor and the Motion carried unanimously.