

HOLLY FOREST ASSOCIATION, INC.
BOARD OF DIRECTORS' REGULAR MEETING MINUTES
April 21, 2026
4:00 p.m.

CALL TO ORDER/ROLL CALL

Chris Guttormsson called the meeting to order at 4:00 p.m. at the Sapphire Valley Community Center.

Board of Directors:

Chris Guttormsson, President
Melissa McKinnon, Vice President
Mike Armstrong, Treasurer
Scott Bebout, Director
David Nardon, Director
Mel Ulmer, Director
Michael Davidson, Director

Capital Vacations and Resort Management:

Trish Docherty, Sr. Director, Hospitality Operations
Jennifer Gainey, General Manager
Audrey Cottrell, Assistant General Manager

I. APPROVAL OF MINUTES

A. March 17, 2026 Board Meeting Minutes

MOTION: Michael Davidson moved to approve the March 17, 2026 Board Meeting Minutes as presented. Motion was seconded by Melissa McKinnon and approved unanimously.

II. ECC REPORT

The Board was provided an update on current construction or remodeling projects.

III. FINANCIAL REPORT

Trish Docherty provided a financial update. Collections year to date total \$976,474.78 for a collection ratio of 76.2%

IV. OLD BUSINESS

B. Water Rights Update

To be discussed during Executive Session.

C. CWS Update

Stacy Adcock with CWS provided an update on the construction they are doing on Buckberry Drive beginning around 511 Buckberry and continuing for approximately 750 feet they will be replacing a 40-year-old main water line and will fully repave that area upon completion.

D. Social Committee Update

The Board was provided with an update on the upcoming events to be hosted by the Social Committee.

V. NEW BUSINESS

E. Variance Request

MOTION: Michael Davidson moved to approve the Variance at HF 6 Lot 63, 1925 Black Oak Drive. Motion was seconded by Mel Ulmer and approved unanimously.

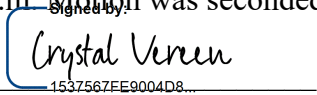
VI. EXECUTIVE SESSION

MOTION: Michael Davidson moved to go into Executive Session at 4:40 p.m. Motion was seconded by Melissa McKinnon and approved unanimously.

MOTION: Mel Ulmer moved to deny the request to reduce fines by Joy Brown. Motion was seconded by Michael Davidson and approved unanimously.

ADJOURNMENT

MOTION: Melissa McKinnon moved to return to Regular Session and adjourn the meeting at 5:50 p.m. Motion was seconded by Mel Ulmer and approved unanimously.


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Crystal Vereen, Administrator

5/27/2026

Date