

RIVER BEND PARK POA MEETING MINUTES  
FEBRUARY 20, 2021

1. ROLL CALL

Meeting was called to order by President JW White at 10:35am.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Dawn Craft, Jeremy Glass, Ryan Holder, Stacey Okert and Arlen Whitley

A handout booklet was provided to POA members on the website so that they could download and review it. The booklet contained the October 2020 POA minutes, the October 2020 – January 2021 Board minutes, 2020 3<sup>rd</sup> Quarter Finance Committee Audit Report, 2020 Budget Comparison, 2020 Check Registers for the Main, Maintenance and Special accounts, January 2021 Budget Comparison and January 2021 check registers for the Main, Maintenance and Special accounts.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Mr. Jackie Ragan made a motion to accept the minutes as presented in the booklet unless there are any additions or deletions. Seconded by Ms. Mandy Cook. Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Ms. Kimberly Bondi made a motion to accept the financial reports as presented in the booklet. Seconded by Ms. Mandy Cook. Motion passed by majority verbal Ayes.

5. REPORT OF THE PARK MANAGER

Mr. Jericho Smith introduced himself to POA members. He stated he has been working on the roads, installing bath house fans, plans for updating bath houses, updating pumper truck, cleaned up a lot of trees and limbs hanging, a lot of electric boxes have been taken out already, recycled the aluminum cans. Still has some trees to take down in block 9 playground area, working with some POA members for block 9 playground, looking forward to meeting everyone personally.

Mr. Justin Taylor asked if Jericho has any experience with operating a pumper truck? Jericho said he doesn't with the one the park has, but he has worked with other pump trucks. He is adding a sight gauge. And he is making sure all gauges are up to par before pumping begins for the season.

Mr. Ryan Holder asked what is happening with the wood from the trees being cut down. Jericho stated that is mostly funky and dead so he was going to burn it off. He said he would leave it sit for a bit so that if someone wants it, they can come take it.

Mr. Jackie Ragan asked if there will be a spot to burn wood? Jericho stated that he will figure out where to put a burn pile. But it will only be for wood. There was discussion on the place to put this. Some POA members said that people should burn on their own lots. It was decided that there will be a cut off date and it will strictly be only tree limbs. It was determined that Jericho and his crew will be responsible for burning the pile. Mr. Jackie Ragan motioned to table till the next board meeting. Ms. Kimberly Bondi seconded it. Motion passed by majority of Ayes.

Teddi Stevens asked will the pumper truck be up and running when the park opens? Jericho stated that is the plan.

Mr. Benji Hess asked if there will be a place to drop off aluminum cans? Jericho stated that is up to the can committee. Ms. Stacey Okert said she was thinking about using one of her lots for that.

#### 6. REPORTS OF STANDING COMMITTEES

Ms. Kimberly Bondi stated that the Finance Audit Committee report was just received. We will review this in the next board meeting.

#### 7. REPORTS OF SPECIAL COMMITTEES

Ms. Stacey Okert stated she has a lot of things throughout the year going on, she needs volunteers. The bands have all been booked. Mr. Jeremy Glass will be doing the fireworks this year.

#### 8. OLD BUSINESS

Ms. Diana Taylor asked is the pools will be open? Both pools will be open following ADH guidelines like at the end of last season. The pump for the pool by the office has been replaced.

Ms. Kathy Hall asked what the pumping policy will be this year? The two different pumping policies were described so everyone would know what they were. After much discussion, it was determined that POA members will have 3 free Friday pumps throughout the year, then anything after the 3 free Friday pumps, it would be \$25 per Friday. POA members will need to let the office know by the Monday of the week they need to be pumped, or as much ahead as they can. Ms. Mandy Cook made a motion to have 3 free Friday pumps. Ms. Stacey Okert seconded the motion. The majority of the POA voted Aye, Ms. Kathy Hall voted Nay. The motion passed.

Ms. Julie Moss asked if the fobs were available? Ms. Kimberly Bondi explained that we received only 50 fobs, but they were coded with the same numbers as the gate cards. This means that we have to get them replaced with different numbers.

Mr. Josh King asked what is the plan if the pumper truck is not running when the park opens? Mr. Jackie Ragan stated that the plan is to have the pumper truck running. If for some reason it's not, then we will be using the honey wagon till it is fixed. He also stated that we are looking for an additional pumper truck and other options as well.

#### 9. RESOLUTIONS PREVIOUSLY TABLED

None

#### 10. NEW BUSINESS

Ms. Kimberly Bondi explained that block 9 gate is only accessible by key card and block 5 gate is still the old key. Mr. Jackie Ragan asked Ms. Bondi to explain about the Holiday Code request and how that will work. Ms. Bondi explained that on holiday weekends one access code will be given per lot owner to be used. These codes will only be active from 12:00pm on Friday to midnight on Monday of the holiday weekend. The July 4h holiday will have to be determined each year because it falls on a different day each year. It was also explained that you can only request a code one week prior to the holiday. Any request not in the time frame will be rejected. On the River Bend Park website, there is a tab called Gate Code Request that has to be filled out or you can email the office. This is the only way that a gate code request will be accepted. No requests by phone or text will be accepted.

Ms. Mandy Cook asked if it was okay to let her guest in with her gate cards? Mr. Rick Cooper said that this is perfectly fine. He also clarified that it is a total of 6 openers per paid assessment.

Ms. Mandy Cook asked how many employees we are starting the season with? Ms. Kimberly Bondi stated that we will have 8-9 employees, but 5 of those are part time.

Mr. Jackie Ragan said he saw a question about water and sewer going to bunkhouses? Mr. Jeremy Glass stated that he is in contact with ADH and ADEQ about this. The state of Arkansas has a different opinion that what the DOR states. The DOR states that no water or sewer can be run to bunkhouses. He stated that a committee will be getting together to discuss if this should still apply and will update the DOR and the Bylaws if needed.

#### 11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

#### 12. ANNOUNCEMENTS

None

#### 13. EXCUSED BOARD MEMBERS

None

14. MISCELLANEOUS

None

15. ADJOURNMENT

Mr. Jackie Ragan made a motion to adjourn the meeting. Seconded by Mr. Arlen Whitley.

Motion passed by majority verbal Ayes. Meeting adjourned at 11:40am.