

# RIVER BEND PARK BOARD MEETING MINUTES

March 9<sup>TH</sup>, 2022

## 1. ROLL CALL

Meeting was called to order by President J.W. White at 6:35pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

## 2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

President White stated that the Board was supposed to go into Executive Session, but due to the number of POA members at the meeting, it will be moved to the end. He also reminded the POA that since it was a Board meeting, POA was only allowed to listen unless a specific person was asked a question.

President White made the following statement: "I'm sure I know why most of you are here, there is nothing that I can do about that this evening. That is an ongoing investigation and when there is a resolution to that, then there are steps that we may be able to take. We have retained an attorney and he is walking us through the process and making sure we know our lefts and rights. Not a great answer, best answer I got."

## 3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the February 2022 board minutes as written unless there are any changes needed. Seconded by Mr. T Smith. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

## 4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the February 2022 financial statements as reported. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

## 5. REPORT OF THE PARK MANAGER

- Water will be on next week, Hardy will turn it on Monday, will be in the park by Tuesday or Wednesday
- The bathhouse showed up last Thursday, so they have been working on the inside of that
- Mr. Cooper asked if the additional culvert pipe has been picked up yet, Mr. J Smith said not as of yet

## 6. REPORTS OF STANDING COMMITTEES

Activities – Ms. Okert talked about the Easter things she will be doing. She is doing the “Egg My Lot” again, those proceeds paid for almost all of the bounce houses last year. She has 5000 eggs that need stuffed.

Abandoned Property – Mr. Holder said he hasn’t talked to Mr. Dail yet about the truck, and asked was it still there. It was stated that it was still sitting there.

President White asked if the Financial Audit has been done, it was said it will be done on Saturday, March 12, 2022.

## 7. REPORTS OF SPECIAL COMMITTEES

None

## 8. OLD BUSINESS

President White asked Mr. Ragan if he was able to talk to the Craft’s about the water line rerouting from the tree on 085-06. Mr. Ragan said that he talked to them and they were still on track to get it taken care of. Mr. Ragan asked what the drop dead date was, it is Sunday, March 13, 2022.

President White asked about the locks for the pools and bath houses. Ms. Bondi said she sent out the quote to the board, but has not gotten any feedback. There was some miscommunication on this, some board members thought we were going with that, others didn’t know they should give feedback because they thought there was a motion already about it. No motion was made as to which system we were going with. Ms. Okert stated that is came in a lot higher than the first one. Mr. Ragan said it was higher, but still cheaper than other options. Nothing was determined at this point.

## 9. RESOLUTIONS PREVIOUSLY TABLED

None

## 10. NEW BUSINESS

Ms. Bondi made a motion to add a \$1 mailing fee to any POA members invoice that is mailed by USPS. It is to cover the cost of stamps, paper, envelopes, ink, etc. Ms. Dodd said that a stamped envelope from the post office is \$0.78 right now. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

## 11. MISCELLANEOUS AND UNFINISHED BUSINESS

Mr. Ragan stated we need to talk about the license plates from what was discussed at the POA meeting. He stated that the size of the lettering was an issue and wanted to amend the policy to be in accordance with DOT standards. Mr. T Smith asked if we had already

agreed on a size and it was stated that yes, 4 ½” was stated. Mr. Ragan said that the size of it was not agreed upon. He said he thought that someone was going to make a motion at the POA meeting, but that Mr. President said we should wait and talk about it at the Board meeting. Mr. T Smith said that a license plate doesn’t change its size, it will be a standard size. The lettering should be in accordance with that. The whole purpose of this is to be able to identify a 4-wheeler, SxS, etc. Mr. T Smith asked the POA that was present if they have a problem with 4 1/2” vs 2” lettering. People don’t want to put holes in their new \$30,000 equipment. It was stated that the bylaws say that everyone is supposed to have their lot/block on all vehicles, as well as in the rules & regulations. Ms. Okert said the vote in October by the POA was to make a standard for everyone to follow. Ms. Dodd stated that Mr. Ragan was trying to talk. Mr. Ragan said that it was stated that we decided on something, but that we never decided on anything, we never voted on anything and it was left to be decided. As far as the 4 ½” size, the issue is putting a big gawky thing on their expensive machines. He said that the sample plate Ms. Okert brought to the POA meeting was taken across the street and held up to a vehicle, and that you couldn’t read it, so even at 4 ½”, you still won’t be able to see it. The purpose to have identification is not just to catch a speeder, it’s for the instance if somebody gets hurt, it’s to know who they belong to. He agrees with Mr. Hall that if the DOT of United States of America says 2” is the standard, that should be good. Its just people having a problem with how big and gawky it is. The minimum size is 2”. Mr. Ragan amended his motion that all SxS, ATVs, 4-Wheelers, Golf Carts, etc must be labeled with lot and block numbers at 2” or above. Mr. Holder asked what if someone does less than 2”, President White said same thing we always do, cut their water off, don’t pump them. Mr. Holder asked that that be included in the amended motion. President White said that doesn’t need to be included because we’ve always done that if it’s a rule violation. Mr. Ragan said that he agrees with that, if it’s a violation it’s a violation and will be dealt with as normal. Seconded by Mr. Cooper. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

Mr. Ragan asked if we wanted to discuss the guest ATV’s. We said we would have some type of temporary tag for them. President White said we will talk about that at the next meeting.

## 12. ANNOUNCEMENTS

Ms. Bondi made a motion to go into Executive Session at 7:02pm, seconded by Mr. T Smith. All board members verbally voted Aye.

Executive Session ended at 7:15pm.

President White made the following statement after Executive Session. “At the POA meeting, the POA members that were there voted to pay Kim for what she does in the office. She is a part-time secretary, part-time office person, full time Treasurer, all the time Board member and an all-around good person. She appreciates it, but she is not comfortable with it. She feels that money would be better spent on our employees. So that’s what we will do. And we appreciate Kim for doing that. And I bet the employees are really going to appreciate it.”

Mr. Ragan called for a point of order, he said we have to announce what we done in Executive Session. President White stated that we discussed Personnel Issues. Mr. Ragan said that he thinks we have to notify the POA exactly what we done. President White stated we discussed salaries. Mr. Ragan said fair enough.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on April 13, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes. Meeting adjourned at 7:05pm.

# RIVER BEND PARK BOARD SPECIAL MEETING MINUTES

March 10<sup>TH</sup>, 2022

## 1. ROLL CALL

Meeting was called to order by President J.W. White at 6:10pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

## 2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

President White: According to the Bylaws, there are 3 methods for a special POA meeting to be called. It can be called by the President; it can be called by the Board at any time or it can be called when 10% of members in good standing call for a special meeting.

Mr. Ragan: I would present a point of order.

President White: I am asking the Board to call a special meeting for the purposes of allowing the POA the opportunity to remove Jackie Ragan from the Board.

Mr. Ragan: I would call for a point of order at this time.

President White: Go ahead.

Mr. Ragan: The removal of a board member, as quoted by the Bylaws, "A Director may be removed from office for missing 3 consecutive Board and POA meetings by a majority vote of the Board of Directors or a majority vote of members present at a specially called meeting of the POA. The POA can remove a Board Member without cause by a majority vote at a special called meeting." In reference to that, you have to decipher, if you go to a Special Meeting, "Special meetings of the Members for any purpose may be called at any time by the Board of Directors or the President. A special meeting must be called if ten (10) percent of the members in good standing sign, date, and deliver to any officer one or more written demands for such a meeting. The demand must include the purpose or purposes for which the meeting is to be held." For it to be called a POA meeting to be called to remove of a board of directors, a petition must be signed by 10% members of good standing, stating such, of such must be posted 30 days at the Community Building, just as like this meeting.

President White: You're out of order and you're wrong.

Mr. Ragan: I am not out of order and I'm correct. All meetings got to have a 3 hour notice, which this meeting did not receive a 3 hour notice. You're trying to bypass what the Bylaws say to meet your own agenda.

President White: You're trying to interpret the Bylaws to meet your own agenda. We've talked to counsel; this is what counsel has advised us. So, at this point I will entertain a motion from the Board to have a Special POA meeting.

Mr. Ragan: JW what is the name of the counsel?

Ms. Okert: I'll make the motion.

President White: Watson & Watson out of Newport.

Mr. Holder: I'll second the motion.

Mr. Ragan: What was the name?

President White: Watson & Watson

Mr. Ragan: And what particular attorney?

President White: Todd

Mr. Ragan: What particular attorney?

President White: Todd

Mr. Ragan: Todd Watson?

President White: Yeah

Mr. Ragan: Ok. Just to make you aware, that this is out of order and I will seek any legal ramifications.

Mr. Holder: Jackie, er uh JW, you've got a first and a second.

President White: Who made the motion?

Ms. Okert: I did.

President White: Stacey made the motion, who made the second?

Mr. Holder: I did.

President White: All those in favor will say Aye, all those opposed No. Mr. Secretary call the roll.

Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith. Board members that Sustained: Jackie Ragan. President White stated that Ayes have it, motion passes.

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

None

4. APPROVAL OF FINANCIAL REPORT

None

5. REPORT OF THE PARK MANAGER

None

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

None

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

#### 14. ADJOURNMENT

Mr. Cooper made a motion to adjourn the meeting. Seconded by Mr. T Smith. President White stated there is a motion and a second on the floor to adjourn, is there any discussion? Mr. Ragan said "there is some discussion, just so you know JW, I'll see you in court." President White asked that all those in favor say Aye, verbal Ayes. President White asked all those opposed no, no verbal No. Motion passed by majority verbal Ayes. Meeting adjourned at 6:17pm.



# RIVER BEND PARK BOARD SPECIAL MEETING MINUTES

March 15<sup>TH</sup>, 2022

## 1. ROLL CALL

Meeting was called to order by President J.W. White at 6:40pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd and Thomas Smith

## 2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Ragan read a prepared speech about the campers on the hill from 2020. This prepared speech also included Executive Session texts between board members. He then tendered his resignation from the Board of Directors.

President White asked for a motion to accept Mr. Ragan's resignation. Mr. T Smith made a motion to accept Mr. Ragan's resignation. Seconded by Mr. Cooper.

Motion passed by verbal Ayes.

## 3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

None

## 4. APPROVAL OF FINANCIAL REPORT

None

## 5. REPORT OF THE PARK MANAGER

None

## 6. REPORTS OF STANDING COMMITTEES

None

## 7. REPORTS OF SPECIAL COMMITTEES

None

## 8. OLD BUSINESS

None

## 9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

None

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Cooper made a motion to adjourn the meeting. Seconded by Mr. T Smith. Motion passed by majority verbal Ayes. Meeting adjourned at 6:50pm.