

RIVER BEND PARK BOARD MEETING MINUTES

March 13TH, 2023

1. ROLL CALL

Meeting was called to order by President Adam Farmer at 6:33pm.

Board members in attendance: Adam Farmer, Justin Taylor, Julie Moss, Lynn Richert, Michael Roland, Jason Thompson, Earnest Hall, Dewayne House, and Yancy Deloach.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Julie Moss made a motion to approve the February 2023 board minutes as written. Seconded by Lynn Richert.

The following board members voted Aye: Justin Taylor, Julie Moss, Lynn Richert, Michael Roland, Jason Thompson, Earnest Hall, Dewayne House, and Yancy Deloach. Motion passed.

4. APPROVAL OF FINANCIAL REPORT

Lynn Richert made a motion to accept the February 2023 financial report as reported. Seconded by Julie Moss.

The following board members voted Aye: Julie Moss, Lynn Richert, Michael Roland, Jason Thompson, Earnest Hall, Dewayne House, and Yancy Deloach. Motion passed.

The following board member voted Nay: Justin Taylor. He stated he didn't receive a copy of the financials.

5. REPORT OF THE PARK MANAGER

Jason Thompson gave the park manager report. He stated water is on and they are checking for leaks. Bathhouses are ready except for bathhouse #1. We have hired a park manager and 4 other workers. The tractor should be back Thursday then we can start on the roads.

6. REPORTS OF STANDING COMMITTEES

Audit Committee Special Audit: Julie Moss stated that the committee met on February 25th to do a special audit of Jan. and part of Feb. This was conducted because Kimberly Bondi had resigned from the board and she was board treasurer. This has always been done to protect the outgoing treasurer and the incoming one. The committee only found one item

that needs to be researched. The committee will go back over February when they do the quarterly audit.

Julie Moss made a motion to accept the special audit as presented. Seconded by Lynn Richert.

The following board members voted Aye: Justin Taylor, Julie Moss, Lynn Richert, Michael Roland, Jason Thompson, Earnest Hall, Dewayne House, and Yancy Deloach. Motion passed.

Activities: Lynn Richert stated that the committee is going to have a positive kid program. If you see a kid riding around and has their lot/block # on their ride, doing the speed limit, helping someone, picking up trash, acting good at the pools, etc. Get their name and lot/block # and nominate them for the award. You can give it to any board member or drop it in the box at the office. At the end of the month the kid with the most nominations will win a \$50 gift card. We are also starting riverbend rocks again. Everybody can paint a rock and hide them somewhere in the park. Then post a clue where you have hidden it on riverbend rocks fb page. Our Easter egg hunt is April 8th at 1pm.

Abandoned Lot Committee: Michael Roland stated that the committee is having a meeting. He said they have a letter along with pictures to send property owners that have lots that are grown up, abandoned campers, and other items.

Bylaw/DOR Committee: Justin Taylor stated that he hasn't been able to get everybody together for a meeting.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Adeq permit: Julie Moss reported that the park permit has been approved. Adeq placed an ad in the newspaper for us. We received a copy of the ad and an invoice from the newspaper. We have sent a copy of the ad and a copy of the check to pay the newspaper to Adeq.

Civil Suit: Lynn Richert said the suit was postponed because the park failed to serve her. She lives in Tenn. and the server the previous board had hired couldn't serve her in Tenn. Earnest Hall said he would check on getting her served.

Park Lawsuit: Adam Farmer said he had contacted our attorney. He told Adam that he will be going to court on August 13th and will be requesting that the court drop the suit against the park. He said no one from the board has to come to court.

Outside Audit: Jason Thompson said he had gotten an estimate from a company to do an audit, but it was \$10,000. Michael Roland said he would get an estimate from his accountant before the next meeting. Justin had not checked on an estimate yet.

Lot/Block #: Adam Farmer stated that every camper in the park must have a lot/block # on them to be pumped. Dewayne House said maybe the ones that have an alley behind them may want to put their # on the front and back of their campers, so whatever road they pull up to pump them will have a # showing.

Bathhouse #1: Michael Roland said he took a crew of 4 people and cleaned it out where the previous employees had left a mess. Adam Farmer stated that there was no reason for the previous employees to have broken all the toilets, ripped out all the shower stalls destroying them, and demolished the drains. Dewayne House, Earnest Hall, and Yancy Deloach will be getting estimates to fix bathhouse #1.

Quiet Time: Julie Moss stated that there are a lot of property owners upset with the 1am quiet time. I think we need a compromise at 12am because some want 11pm and some want 1am. This would be meeting in the middle. They can vote on it at the POA meeting, but this will be the last time for this year. No more changing it every month. Again this is just my opinion and the POA will vote on it at their meeting.

9. NEW BUSINESS

Water System: Adam Farmer stated we have filled the tanks and have sent a sample to the health dept. to be tested. We have our temp. water pump running for now. We have our 2 pumps being worked on. When we get them back we will put one on and put the other one up for a backup if needed.

Laptop: Julie Moss stated that when we got in the office we found out that the 2 laptops that Kim used for our meetings, park business, and zoom were hers, so the park doesn't have a laptop. We need to purchase a laptop to use for zoom meetings and if Lynn needs to take it to meetings we will have one. The board decided to check on the price for a new laptop, then purchase one.

Lawn Mowers: Jason Thompson said the ferris mower was down. The blades are out of balance. Lorena Sharp had said that Sharps Small engines can work on our mowers. Julie Moss said that Sharps had serviced the park's mowers for several years. Randy would pick up our mower when it needed serviced and then bring it back to the park when it was ready. The park also bought 2 mowers from him. He gave us an awesome deal on them.

Mowing: Adam Farmer said that the park had received an offer on mowing for us. Justin Taylor said he felt like that was something for the POA to hear about. Adam Farmer decided not to tell the board about the offer until the POA meeting.

Trucks: Adam Farmer stated that our 2 park trucks are worn out. We may want to consider selling them and buy a good truck. Julie Moss suggested a van for the person cleaning the bathhouses. They could keep all the supplies in it for cleaning. We also have a golf cart. If the employees can't use it we can sell it. The board will check to see how much money we have to spend on vehicles.

Jericho Dues: In the audit it was shown that Jericho Smith received an invoice for \$0. for 2023. When asked why Justin Taylor stated that the previous board had agreed in 2020

when he was hired to give him his dues for working for the park. Julie Moss asked where it was in the 2020 minutes that his 2023 dues would be paid. I can't believe that a board would promise to pay his dues for 3 years in advance. Justin Taylor stated that it was verbal not in the minutes. Earnest Hall asked why the park would pay his dues when he quit in February before the park even opened and left the park a mess. After more discussion it was decided not to pay his dues for 2023. Justin Taylor said we would probably be hearing from Jericho's lawyer. Michael Roland said it's ok we have a lawyer on retainer.

Park Employees: The park has hired 5 employees. Our new park manager is Jacob Findley. He has pool, plumping, and electrical experience. The other 4 will be mowing, pumping campers, working on pools, cleaning bathhouses, roads, etc. They all agreed to work weekends and holidays. They also agreed to take drug tests and have background checks.

Donald Blagg: Lynn Richert stated that Donald Blagg asked her to get with the board and ask if he could be permitted to come back to the park. He had been banned several years ago by the previous board for being in a fight in the park. Julie Moss and Lynn Richert said they didn't think he should have been banned to begin with. There was discussion on the subject and it was decided to bring it to the POA meeting to get their thoughts on it.

10. ANNOUNCEMENTS

None

13.ADJOURNMENT Julie Moss made a motion to adjourn the meeting to go into executive session. Seconded by Lynn Richert. Motion passed by majority verbal Ayes. Meeting adjourned to go into session at 8:03pm.