

RIVER BEND PARK POA MEETING MINUTES

March 18TH, 2023

1. ROLL CALL

Meeting was called to order by President Adam Farmer at 12:30pm.

Adam Farmer introduced the new board members.

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

Adam Farmer announced the POA needed to give their lot/block # so it could be verified they are in good standing and then given red & green paper for the voting today.

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Larry Russell made a motion to accept the POA minutes from February 2023. Seconded by Kandi Wyse.

Motion passed by majority Ayes.

3. APPROVAL OF FINANCIAL REPORT

Angie Ostermeier made a motion to accept the financial report for February 2023. Seconded by Kandi Wyse.

Motion passed by majority Ayes.

4. REPORT OF THE PARK MANAGER

Jacob Findley, our new park manager, stated that the park had 2 major leaks in bathhouse # 3 & # 4 they are working on. Bathhouse #2 & #5 are open for now. Gerald has been working on the roads. I am trying to sort things out and see what needs done next.

5. REPORTS OF STANDING COMMITTEES

Audit: Julie Moss stated that the committee met on February 25th to do a special audit for Jan. & part of Feb. This was conducted because Kimberly Bondi had resigned from the board and she was the 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.

Activities: Lynn Richert stated we are doing the egg your lot again this year. It is \$25. for 25 candy filled eggs to be placed on your lot. Also we are doing the positive kid program. These are kids doing good things like riding safely they must have their lot/block

on their ride, helping others, picking up trash, etc. If you see a kid that you would like to nominate write their name, block/lot #, and why you are nominating them on a piece of paper. Then give it to a board member or put it in the box at the office.

Abandoned Lot: Micheal Roland stated the committee met this morning. We will be sending out letters along with pictures of the lot to property owners that have abandoned campers, lots are grown up, etc. If you know of a lot that we need to look at let us know.

6. REPORTS OF SPECIAL COMMITTEES

None

7. OLD BUSINESS

Adeq Permit: Julie Moss stated that the park's permit had been approved. Adeq ran an ad in the paper for us about our permit. The newspaper sent us a copy of the ad along with a bill for publishing it. We made a copy of the ad and the check for proof of payment. We mailed it to Adeq. I spoke with Colby yesterday and he said as soon as he receives the copy he will issue our permit.

Park Lawsuit: Adam Farmer stated he had talked to our attorney. He will go to court on August 13th to ask the court to drop the suit against the park. No one from the park will have to go to court.

Civil Suit: Lynn Richert said that the case was postponed due to her not being served. The server that the previous board had hired couldn't serve her in Tenn. We are checking on getting someone that can do it in Tenn. or if we can catch her in Sycamore across from the park we can have her served.

Culverts: Earnest Hall said he has the culverts and connectors. Adam Farmer said we are getting a plan together with the cost to do the project before the next meeting. Gerald said you have to watch for water lines. Adam Farmer said water lines can be moved if needed.

Quiet Time: Julie Moss suggested that since some want 11pm and some want 1am why not compromise for 12am. This vote will be for a year and can't be changed until March 2024. Adam Farmer said it doesn't matter what time you vote, it comes down to respect. We all need to respect our neighbors. There were several property owners that commented about quiet time.

Mandy Cook made a motion to make quiet time 12am to 7am. Seconded by Josh Lassiter.

Property Owners voted Aye: 41 Voted Nay: 2 Motion passed Quiet
time will be 12am to 7am until March 2024.

8. NEW BUSINESS

Kandi Wyse made a motion that if a motion is made in a POA meeting concerning the rules and regulations it will be voted on at the next POA meeting. Seconded by Debra Myers.

Property Owners voted Aye: 34 Voted Nay: 0 Motion passed

Lot/Block # Adam Farmer stated the park has new employees. We need everybody to put #s on your campers so they can find your camper to pump it. Also if you can hang orange tape on your levers when you have more than one it will help our guys to make sure they are getting all of your levers.

Earnest Hall said they will be practicing this week if you would like to be on the list send it in.

Donald Blagg: Lynn Richert stated that Donald Blagg had requested to have a ban against him lifted from the park. He was involved in a fight 3 years ago and was banned by the board. The board thinks he should be allowed back in the park. Most of the property owners felt the same way.

Michele Sharp made a motion to allow Donald Blagg back in the park. Seconded by Brandon Mcpherson.

Property Owners voted Aye: 16 Voted Nay: 2 Motion passed.

Open position on Board: Adam Farmer stated that Justin Taylor had resigned from the board. We have 4 people interested in the position. Debra Myers, Cory Whitaker, Tonya Pitts, and Thurman Coffey.

Debra Myers was at the meeting and spoke to the property owners. Larry Russell asked Debra since she lived out of state could she be at all meetings? Debra told him yes.

The other 3 were not present so Adam Farmer read their bios to the property owners.

Voting: Debra Myers: 19 votes

Cory Whitaker: 0 votes

Tonya Pitts: 6 votes

Thurman Coffey: 11 votes

Debra Myers is the new board member.

Mowing: Adam Farmer stated we have an offer from a company to do all the parks mowing for the year.

Josh Lassiter spoke to the property owners about his company mowing. He stated he wanted \$1,000. every time he mows. He should mow every 7 days and it will take me 2 days to mow all of the common area.

Beth Smith and Gary Gerdes ask if we still had a mower payment to make. Julie Moss said yes we do, we still owe \$9,568.85 that we will have to pay. Property owners wanted to know if they have to decide now.

Adam Farmer told them no he would table it until the board could get figures on how much it cost the park to do the mowing and present it at the next meeting.

Tiffany Lassiter presented the board a check for \$1162.50 that she was donating from the sale of her shirts. Julie Moss told her the park appreciated it so much.

9. ANNOUNCEMENTS

None

10. ADJOURNMENT

Larry Russell made a motion to adjourn the meeting. Seconded by Beth Smith. Motion passed by majority verbal Ayes. Meeting adjourned at 2:22 pm.