

# RIVER BEND PARK BOARD MEETING MINUTES

## APRIL 10<sup>TH</sup>, 2023

### 1. ROLL CALL

Meeting was called to order by President Adam Farmer at 5:06pm.

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

### 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 March 2023 board minutes as written. Seconded by Dewayne House.

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

### 4. APPROVAL OF FINANCIAL REPORT

Lynn Richert made a motion to accept the March 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, Yancy Deloach, and Debra Myers. Motion passed.

### 5. REPORT OF THE PARK MANAGER

Adam Farmer gave the park manager report. The tractor is back from getting the hydraulics fixed. It cost \$2261 for repairs and \$66 for 6 lugnuts. With the cost of pickup and return the total cost was around \$2800. Working on the pools and mowing.

### 6. REPORTS OF STANDING COMMITTEES

Lynn Richert gave a report on Activities. The egg hunt was a success. The park didn't spend anything on it. The property owners donated everything for it. Weather permitting we will have movie night.

### 7. REPORTS OF SPECIAL COMMITTEES

None

## 8. OLD BUSINESS

Culvert in block 6: Adam Farmer stated he wanted to table this until later.

Bathhouse #1: Adam Farmer stated this is tabled until the May meeting.

Mowing: Adam Farmer stated that park manager Jacob wants the employees to do the mowing for the park. So for now employees will do park mowing.

Outside audit: Michael Roland presented an estimate of \$3,000. to do an outside audit of 3 years 2020,21,22. After discussion the board decided to wait till November to go ahead with the audit.

## 9. NEW BUSINESS

Assessments: Adam Farmer stated that all assessments must be paid by May 1st. Water will be locked off on any lot that assessments have not been paid by May 1st.

Creek: Julie Moss stated that the area of creek between block 8 & 9 that has been cleared will give access to the POA to the creek. No Atv, 4wheeler, etc. will be allowed in the creek but you can park on the lots cleared. Earnest Hall said Cody Clayton would finish clearing lots for fuel.

Gates: Dewayne House we need to keep extra parts for the gates. Lynn Richert said we have extra arms, batteries, and other items. Adam Farmer said he would get Jacob to make a list of what we have and then order what we need.

Fences: There was a lot of discussion about removing the fences around the common areas. Adam Farmer stated any fence that is up now will stay up.

Dumpsters: Jason Thompson said we have a problem with people bringing stuff from home and stuff that doesn't belong in the dumpsters. I saw a guy going to put tires in it but he didn't when he saw me. We have cameras there so we need to monitor who is doing it. Adam Farmer said he would have Jacob keep an eye on the dumpsters.

Gas Pump: Lynn Richert said that the pump on the diesel tank is cracked and you can only pump out half of the diesel in the tank. Jason Thompson said an electric pump is under \$100. Jacob can check on getting a pump.

Pools: Julie Moss said that Cody Clayton had asked for the pool hours to be changed from 10pm to 12am on Friday and Saturday nights. After discussion on the subject a vote was taken. 3 yes, 4 no, and 1 abstain.

Board Meeting: Jason Thompson made a motion to have the board meetings in the park from May- November. Seconded by Debra Myers. 6 yes 2 no motion passed.

Band: Jeremy Glass wants to have a band on Friday night of memorial weekend. He will pay for everything. Dewayne House wanted to know if he would observe quiet time. Yes he will. This will be for all poa no charge. Board agreed to let Jeremy have a band.

Gate Keys: Lynn Richert asked to purchase extra keys for the gate for property owners that don't have one. The board agreed for her to order 50 for now.

Card Reader: Our park mgr. Jacob Findley is doing an awesome job fixing the card readers. He fixed both that were damaged by property owners. Julie Moss asked had the people been charged and paid yet? Lynn Richert not yet waiting on cost.

#### 10. ANNOUNCEMENTS

#### 11. ADJOURNMENT

Julie Moss made a motion to adjourn the meeting. Seconded by Earnest Hall. Motion passed by majority verbal Ayes. Meeting adjourned at 6:21pm.