

RIVER BEND PARK BOARD MEETING MINUTES

MAY 10TH, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:34pm.

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

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the April 2021 board minutes as written unless there are any changes needed. Seconded by Mr. Whitley.

The following board members voted aye: Rick Cooper, Kimberly Bondi, Jackie Ragan, Jeremy Glass, Ryan Holder, Stacey Okert, Arlen Whitley

A total of 7 votes were cast – Motion carried

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the April 2021 financial statements as reported. Seconded by Ms. Okert.

The following board members voted aye: Rick Cooper, Kimberly Bondi, Jackie Ragan, Jeremy Glass, Ryan Holder, Stacey Okert, Arlen Whitley

A total of 7 votes were cast – Motion carried

5. REPORT OF THE PARK MANAGER

Jericho Smith was not present.

Rick Cooper discussed that POA members shouldn't be able to work or digging on the roads or Common grounds without approval of the Park Manager. Jackie Ragan made a motion that a Resolution needs to be written on this subject, seconded by Ryan Holder. All members voted yay and the motion passed.

Sarah Metcalf spoke about banned members trespassing or being allowed in by a member in good standing. The POA member may not know the person was banned, Jackie Ragan

made a motion that a Resolution needs to be written on this subject, seconded by Ryan Holder. All members voted yay and the motion passed,

Ryan Holder discussed ATV driving is getting out of control. Jackie Ragan made a motion that a Resolution needs to be written on this subject, seconded by Ryan Holder. All members voted yay and the motion passed.

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. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on June 14, 2021 at 6:30pm via Zoom. Seconded by Ms. Okert. Motion passed by majority verbal Ayes. Meeting adjourned at 8:01pm.

RIVER BEND PARK SPECIAL BOARD MEETING MINUTES
MAY 2, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:08pm.

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

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Cooper stated that he talked to Jericho Smith about the electric grid. Mr. Smith is out due to his injured hand. Mr. Smith informed Mr. Cooper that in looking at the electric grid he found that there were electric boxes that are totally missing and many that are downed and damaged. Mr. Smith says that it could cost around \$40,000 to fix the electric grid. Ms. Bondi and Mr. Cooper feel like it could cost even more because of all the work no one is thinking about. For example, having to dig up the ground to bury the new electric lines (this means equipment rental), the cost of an electrician, new meters, new boxes, etc. Ms. Bondi feels like it would be more along the lines of \$120,000 or higher.

Ms. Okert researched the powers and obligations of the POA during an emergency situation. She stated that we are required to turn off any and all things that could cause harm to anyone. We are advised to get information from a licensed professional. We are responsible for arranging for emergency repairs which include shutting down the system. If we are not able to get a personal loan, we can levy a special assessment for POA members to pay for the cleanup of the flood.

Mr. Whitley stated that he feels there is not enough time and money to fix the electric grid. By the time it is fixed, it will be time to shut it down. Mr. Glass asked if there were different grids or all one grid. Ms. Bondi stated that there are individual grids. She also stated that there hasn't been time to turn on individual grids to determine which ones work and don't work.

It was determined that this needs to be evaluated further. Ms. Bondi is going to do a report of affected people on the individual electric grids.

Ms. Bondi made a motion that POA members who are on park power, and were affected by the flood to be able to use personal generators until August 1, 2021. If Entergy cannot provide power to an individual lot within this time frame, the POA member can provide a letter to the park stating this to have their generator use extended. Seconded by Ms. Okert.

Ms. Bondi amended her motion to include it has to be POA members in good standing to be able to use personal generators until August 1, 2021. Seconded by Mr. Glass.

The following board members voted aye to add the amendment to the motion: Rick Cooper, Jackie Ragan, Kimberly Bondi, Dawn Craft, Jeremy Glass, Ryan Holder, Stacey Okert and Arlen Whitley. Motion passed.

The following board members voted aye to the motion including the amendment: Rick Cooper, Jackie Ragan, Kimberly Bondi, Dawn Craft, Jeremy Glass, Ryan Holder, Stacey Okert and Arlen Whitley. Motion passed.

There was additional discussion on the water leaks, roads, trash bins and rotation, prices on equipment rentals, how much gravel Gerald was able to push to the side in the creeks, employees quitting because they didn't want to work on the weekend, how many bathhouses were flooded. The cleanup has been really good this flood.

Mr. Ragan mentioned that since we have the equipment, he would like the creek cleaned out before turning it in. Ms. Bondi stated that Mr. Smith has that as part of his plan. There was some discussion as to whether equipment can be put into the creek or not.

President White asked about the ruts in the leech field in block 5. It was stated that we know the 3 property owners that got stuck.

President White asked about the issue with the block 5 gate. The power had gone out by this time, so a POA member pushed the gate open by hand. This caused the ram to break off the gate so that it was inoperable, but that is how it is supposed to happen.

President White asked about people driving on other POA members lots. This is still an issue.

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

Ms. Bondi made a motion to go into executive session. Mr. Ragan seconded. Motion passed by majority verbal Ayes. The board went into executive session at 7:10pm.

The board came out of executive session at 7:33pm.

Ms. Dawn Craft has tendered her resignation from the board. A motion was made by Ms. Okert to accept her resignation. Seconded by Mr. Ragan.

The following board members voted aye to the motion: Rick Cooper, Jackie Ragan, Kimberly Bondi, Jeremy Glass, Ryan Holder, Stacey Okert and Arlen Whitley. Motion passed.

12. ANNOUNCEMENTS

Ms. Bondi stated that any help with clean up would be greatly appreciated.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting until next scheduled meeting on May 10, 2021 at 6:30pm. Seconded by Mr. Glass. Motion passed by majority verbal Ayes. Meeting adjourned at 7:38pm.