

BOARD MEETING
MARCH 13, 2025

ROLL CALL AT 7:06pm

PRESENT: Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Tonya Cole, Adam Farmer, Charles Mobley, Christine Wall.

APPROVAL OF PREVIOUS MEETING MINUTES

Yancy made a motion to approve minutes as written, 2nd by Adam. Aye Votes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Tonya Cole, Adam Farmer, Charles Mobley, Christine Wall. Nay votes: Zero

APPROVAL OF FINANCIALS

Tonya has question on main checking account. On 2/7 there is an expense for 18.02 and I don't see a deposit for the \$1800. Michele pulled QB Merchant. It was discovered that QB split 2 deposits of 909.01. This was corrected and the deposit merged back together so to decrease the confusion. On 2/26 there is a payroll check for the workers. And again on 2/27 the same exact check numbers are in there. This will have to be sent to Patty to correct. They may have been written into QB twice. This is not something entered on by Carol or Michele. Tonya also has questions about where things are entered into the budget but she will call Patty and take that up with her. Tonya made a motion to approve financials as written. 2nd by Yancy. Aye Votes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Tonya Cole, Adam Farmer, Charles Mobley, Christine Wall. Nay votes: Zero

REPORT OF THE PARK MANAGER

WATER WALK THROUGH

Jake started work at 5:30 AM yesterday, Rob, Ayden, Jayden started at 7AM and they walked the entire park, fixed leaks. The majority of the leaks were caused by split hoses where people did not disconnect their hoses from the camper and the pressure split the ground hoses. We need to put something out next year that all campers must be disconnected from the park water source by December 1st. This cost a lot of labor time to repair these issues that could have been prevented. Also, the water leak on the main by the creek at Trotters site didn't hold and will need worked on so the water turned off on that side and the guys fixed it today. Bathhouse 6 is open. They will have all bathhouses open by this weekend.

ELECTRIC ON PUMP HOUSE

Electric is fixed it was an issue on Entergy's side so zero cost to the park.

SECOND PUMP FOR PUMP HOUSE

Adam says Brandt Barksdale has the parts and he will contact him to get them. Michele states that Chris Smith (POA member) has ordered the parts that are needed and will bring them to the park when they come in. Brandt has been asked multiple times for the parts and has not produced so Chris is getting them.

TIN FOR GUARD SHACKS

Michele and Rob donated enough tin to re-roof the guard shack at 5 and 9 if needed. There is plenty to do both. Jake is aware it is here and he will work on that as time permits.

POOLS

Clips for ropes are in and have been given to Jacob. Jacob will need pool sand to start the filters and he will let Michele or Carol know how much to order. Adam asked if pools need repainted. Jake said he painted last year so should not need painted this year.

OLD BUSINESS

LAWSUIT

Beth has an update from Global Indemnity. She spoke with Angel; case is open and in litigation and discovery. So, they are still gathering information on the last case on the campers. Tonya asks if the park will be out any more money and Beth says no. Adam states, we could list Jackie in a civil case once this is over if we wanted to. Tonya asked was he not covered under board insurance. Adam states he was acting underneath the Board of Directors Insurance but that does not mean that he acted within accordance of the board, He didn't have board approval to do anything with the campers so he acted outside of his duties causing damages to the park. That may be worth a civil lawsuit. Beth asked if there is a time frame. Adam thinks it may be about 7 years but may be a good question to ask the lawyer and see if the park can recover anything.

Tonya asks if Beth was able to get ahold of the previous lawyer for a close out, Beth has called twice and has received nothing back, she just gets voicemail at this point.

BYLAWS

Danny states the committee is meeting twice per week on Tuesdays and they are digging deep into the bylaws and DOR and are also working to make the R/R more cohesive. Danny listed the committee members. David Sator chairperson, Kim Bondi, secretary, Mandy Cook, Josh Lassiter, and Angie Ostermeier. Danny states they are working well to get this all corrected and ready to submit to the board.

AUDIT

Beth asked Tonya about the audit. HCJ would like to do the audit on the 24th but there is not anyone available to let her in the office. Beth states that we have not received a contract at this time and it is supposed to be sent next week. Beth states we can't commit to a time until we have a signed contract. Beth states that once the contract is approved we can get one scheduled. Michele states that we may have an office person available by then.

COMMITTEE SIGNUPS

Tonya states that David Leonard that he would be on audit committee and asks if there is anyone else. Michele states Dylan Johnston did call and would like to be on the committee as well. Also, David Sator would like to be on there as well. Tonya has also asked Patty for references on how to do the audit.

ABANDON LOT

Board member Michele, Rob Sharp, Tiffany Lassiter, Yancy can help as well. David Sator, Melvin and Shaun Cole. So we will be meeting soon for that.

SAFETY AND SECURITY

Carol and Chris are working on this and will have update soon.

PLANNING

Charles is board on this committee, Chad Phelps has volunteered. We need to work on adding members to these committees.

SURVEY RESULTS

Look at emailed report (attached to minutes) file shared on zoom.

Key locks on the bathhouse doors was a big request along with volleyball and hand rail at the honey hole.

Michele states we have really smart POA members in this park and we need to be able to utilize their knowledge. We need to be more proactive at that. Tonya agreed.

NEW BUSINESS

WINTER PUMPING AND ROADS

Michele states she has become very involved in the ADEQ permit. Our permit does not allow for pumping in the winter. It is only for on site staff members, but we don't have staff that stay in the park. It does not specify for occasional pumping in the winter. We can have an outside source come in and pump at the property owners' expenses. This will not be a park expense. Tonya asks if the permit has been approved, it has not been approved yet but we do not have any more questions. We need to be prepared to be specific that we will not pump in the winter if our permit doesn't allow. Beth asked about an outside pump service, previously winter folks had a company out of Thayer come in and pump and they all paid for their own pumping. Lynn Richert sent a chat and said they used King Johns from Thayer.

ROADS. We need to decide if we are open or closed December to March, Tonya states we are closed, and common ground is not accessible, Michele states concern is why are we putting hours on the tractor providing road maintenance during the winter if the park is not open? We have to find ways to cut costs during winter time. Yancy suggests maintaining only the main road gate to gate and to the office and that's it during the winter.

PUMPER TRUCK. Do we not winterize the pump truck? Not if he is running it. Every time the truck is fired up it takes 1 quart of oil to prime the pump. Doesn't matter if 1 camper or 100 campers. If we are only pumping 4 campers in the winter weekly that's a lot of money. Plus, the time we have to pay 2 guys to do the pumping. Tonya mentioned the trash in the winter. We should not be offering trash services in the winter since we are closed down. We can go to a smaller dumpster in the off season which will save a lot on trash bills. Jake can keep that locked to prevent extra trash that is not actually park trash. That will be way cheaper than \$1500 every dumpster change. These are decisions we don't have

to make today but we need to be thinking about them to save \$\$ over the winter time.

Every board member needs to think on this and brainstorm.

RIVER ACCESS

Beth asks Tonya about this and she states that she asked for it to be on the POA agenda, she states this didn't need to be discussed at this meeting. Tonya states there was an offer on FB and she wants to let the POA know about the offer and they may want to vote on it. Michele states that she did email the insurance company and they have denied insurance on a leased lot. Tonya asked who our insurance is with and who did Michele speak with. Michele states our insurance binder is with Marshall and Sterling in NY, she spoke with Deb Merrill. Our insurance is through Cincinnati Insurance Company. Tonya asks is that our liability or property insurance, Tonya thinks that we may need to see if we can be covered under property insurance, Tonya wants to know what the river access points are under, Michele states liability but we own those properties.

Michele states that we as a board would love the POA to have access to the river, so she went to talk to the owners, there was discussion on making the park their own river access in that was just for the park only, but it would be \$20,000 per season, this is because of insurance. Tonya states she is going to look into insurance on a leased lot. There was discussion back and forth about river access.

Beth also states that due to all the negative remarks made on FB she doesn't believe that it is in the park's best interest to lease from this particular person. With our insurance saying they will not give us the liability insurance and we lease it all it would take is 1 person getting hurt and suing the park and it would put this park under financially. Danny states that he bought a lot on the river so he had access, that there are 7 lots on the river right now for sale. Anyone wanting river access can go buy a lot for themselves and allow any of their friend's river access. Tonya states that we do need to figure something out because we have people who do not have access, in general it is bringing down their property value. Michele states that the park has never provided access and it is not the park's fault that the state did all that. Michele states that you can go to the other side of the bridge and walk down the side of the bridge. Go over the bridge (cross the river) and put in on that side. There is access there. Beth states that she uses the river access points. They can drive over the bridge and drop people off, drive back over and park in the common ground and walk back the bridge. It's not that far to walk. Yancy states we need to continue to work on it. Tonya still wants it on the POA agenda. Michele also stated that she did call Mr. Evans about leasing a spot on his land and he said absolutely not. Chris asked where the money is going to come from and Tonya states that we will cross that bridge when we get there, there is no sense worrying about that now until we know costs.

ADJOURN

Yancy made a motion to adjourn, 2nd by Chris. Aye Votes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Tonya Cole, Adam Farmer, Charles Mobley, Christine Wall. Nay votes: Zero