

# RIVER BEND PARK POA MEETING MINUTES

July 15<sup>TH</sup>, 2023

## 1. ROLL CALL

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

Adam Farmer stated that we will not have minutes or financials today, because the internet was down. Also there will be no voting today, because we could not print a paid list.

Board members in attendance: Adam Farmer, Julie Moss, Michael Roland, James Thompson, Dewayne House, Yancy Deloach, Debra Myers, and Michelle Sharp.

Board member absent: Earnest Hall

## 2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Minutes were not available for the meeting because the internet was down.

## 3. APPROVAL OF FINANCIAL REPORT

Financials were not available for the meeting because the internet was down.

## 4. REPORT OF THE PARK MANAGER

Jacob Findley said the pools have been a problem especially in block 9. He thinks he has it figured out now. The chlorine was not getting into the pool. He fixed the vacuum system and now it is working correctly. The tractor has been in the shop so they haven't been able to work on the roads.

Diane Lewis asked if they were going to get gravel on the road in block 1 by the second boat ramp?

Adam Farmer asked Jacob Findley how much gravel it would take to fix it. Jacob said maybe 2 or 3 loads. Adam Farmer said to check it out and if we need some we will get it.

## 5. REPORTS OF STANDING COMMITTEES

Bylaw/Dor committee:

Adam Farmer said we are holding off on starting this until August or September. We hope to have it finished by December.

Abandoned Lot Committee:

Michael Roland said that the committee was on hold until they knew what they could do.

#### Activity Committee:

Julie Moss said the committee was having a back to school water day. We will have lots of water games, prizes, and refreshments. It will be Saturday August 5th starting at 10am.

#### Audit Committee:

Julie Moss said that the committee would be meeting Sunday, July 23rd to do the April, May, and June audit.

#### Election:

Julie Moss stated that if you want to run for the board you have to send in your bio by midnight July 18th. Any bios turned in after this date will not be accepted to be on the ballot for the election on September 2nd, 2023.

### 6. OLD BUSINESS

#### Pumping Issues:

Adam Farmer stated that if we change the pumping system now, it wouldn't work. Jacob has been working on fixing it. The one doing the pumping wasn't pumping all the campers. He is no longer working for the park. We have hired a new person for the pumping. Jacob said he had been coming in on Saturdays to pump people that say they weren't pumped, but most of the time they are empty.

Diane Lewis asked didn't the park charge if they request to have their tanks pumped and they are empty.

Julie Moss said yes there was at one time, but I don't think they have been charging.

There was discussion on charging or not. It was decided to charge if you say you weren't pumped and your camper was empty.

Debra Myers said she was going to be tough about the pumping list. There will not be any more putting someone on the list after Saturday at 1pm. If you send it in late I will ask you if you want to be put on the Friday list or wait until the next week. When I do the pumping list I will add if you say you weren't pumped there will be a \$25. charge if your tank is empty.

Jacob Findley stated he wants the owner to be present when he goes to pump them, then they will be there to see it was empty.

A property owner asked why the day and time was changed from Sunday at 9pm to Saturday at 1pm?

Debra Myers said it is because we don't have anyone working in the office on Sunday to do the list. We do it on Saturday so it's ready for Jacob on Monday. You can program your camper in Monday -Saturday.

A property owner asked who checks to see who can be pumped?

Debra Myers said she is doing it right now.

Estimates for Bathhouse and Culvert:

We have put these 2 items on hold until October. Hopefully we have everything ready to go for the winter projects when the park slows down.

A property owner asked what happened to the bathhouse?

Adam Farmer plus everybody there said the previous employees started tearing the walls down and left a mess. They destroyed all the bath fixtures and we had volunteers go in and clean up the mess. It is ready to start remodeling now later this year.

Carol Kirby asked didn't someone donate sinks, toilets, etc. for the bathhouse?

Julie Moss said Michael Roland did and it is all in the shop.

Adam Farmer said instead of fixing the culvert what if we make a low water bridge going into block 6. There was a lot of discussion on it but nothing was decided.

Theft of Services:

Adam Farmer said at this time we don't want to hire security to do this. I have a meeting with our attorney this week to discuss how we are going to move forward on this. Adam said Dewayne House made a suggestion to have the employees lock off all the faucets on lots people haven't paid on, but leave the ones that are paid on unlocked.

## 8. NEW BUSINESS

Security:

Adam said we don't have a financial report to look at, but we don't have money for full time security right now.

Larry Whitehead stated that a board member was partying until 3am. What can be done about this? The sheriff wouldn't do anything the board member told the police he was a board member and everything was ok.

Adam asked each board member present if it was them. All board members present said no. It was stated on fb by board member Earnest Hall board approved. It was stated that this was one board member saying this not the whole board. There was lots of discussion on the subject. It was decided that a property owner could file an affidavit to get something done.

#### Code of Ethics for Board Members:

Adam Farmer said he had talked to Tiffany Lassiter about what needs to be in the code of ethics. This needs to be included in the bylaws along with more things about removing board members. Adam Farmer said he will type up what he has been sent and the board may have more to add.

Mandy Cook asked wasn't there more in the bylaws before?

Julie Moss said yes but when the bylaws were changed in 2019 it was removed. A property owner asked if the POA will get to vote on the changes to the bylaws?

Julie Moss stated yes any changes to the Bylaws/Dor has to be voted on by the POA.

There was a lot of discussion about security at the gates. It was decided if property owners wanted to sit at the gate during labor day weekend they could sign up to do it.

Yancy Deloach said he has designed a sticker for property owners to put on their rides so people would know they belonged in the park. This will start next year.

Michelle Sharp said that the Mayor of Hardy has said if you ride your side x side to Hardy it needs to be legal to drive and have your lot and block # on it. If not you will receive a ticket. There was discussion on this. Some agreed, some didn't.

There was discussion that next year there will be a line on your statement stating that when you pay your assessments online, you are saying you are accepting to follow the rules, bylaws and dor. If paying in person you will sign that you will.

#### 9. ANNOUNCEMENT

Remember to send in your bios by midnight July 18th

#### 10. ADJOURNMENT

Craig Johnson made a motion to adjourn the meeting. Seconded by Angie Ostermeier. Motion passed by majority verbal Ayes. Meeting adjourned at 1:57pm.