

RIVER BEND PARK BOARD MEETING MINUTES

JULY 12TH, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:33pm.

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

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Ragan made a motion to enter Executive Session at 6:34pm, seconded by Ms. Bondi. All board members voted Aye. Motion passed.

Ms. Bondi made a motion to exit Executive Session at 7:16pm, seconded by Ms. Okert. All board members voted Aye. Motion passed.

Mr. Ragan made a motion for a vote of confidence for the park manager, office manager and the entire park staff. Seconded by Mr. Whitley. The following board members voted aye: Jackie Ragan, Kimberly Bondi, Jeremy Glass, Ryan Holder, Stacey Okert, Arlen Whitley. Motion passed. President White would like it noted that if he had a vote, he would have voted Aye.

President White called for a special POA meeting to be held on August 14, 2021 at 12:00pm at the Community Center. The items to be discussed are approval of minutes, approval of financials, audit reports, gate discussion, bathhouses, roads, pumping, commercial selling (if allowed, should there be a fee, if so, what amount), misconduct and loss of privileges, election committee updates, ATV/UTV damages on common grounds, report of the park manager.

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the June 2021 board minutes as written unless there are any changes needed. Seconded by Ms. Bondi. Ms. Bondi wanted to make a change to the "Rental Checkout Time". Instead of "Sunday at noon", it should read "the next day after the last rental payment".

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

A total of 6 votes were cast – Motion carried

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the June 2021 financial statements as reported. Seconded by Mr. Whitley.

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

A total of 6 votes were cast – Motion carried

5. REPORT OF THE PARK MANAGER

Jericho Smith reported the following:

- Working on getting the gate pedestals onto battery backup. The gates are on battery backup, but not the pedestals, so when power goes out, the incoming gates won't work, only the outgoing gates.
- Working on resetting the block 5 pedestal from where it was hit and is not sturdy.
- The concrete steps in block 2 have been repaired. If it doesn't work, then the pool will need to be drained so the stairs can be fixed.
- There is a leak in the block 9 pool, working on finding where it is.
- Needs more gravel, has used 835 tons already. Ms. Bondi stated that she would like to wait until the next water bill and trash bill come in to see if money can be reappropriated.
- The water system connection needs to be revamped because of the analog line. This should cost between \$1000 to \$2000.
- The F150 truck needs maintenance done on it.
- The F250 truck may need a torque converter.
- The dumpster weekly dumpster needs to be a 40 yard one, the 30 yard gets full all the time. A ramp will need to be built so that people will be able to get their trash into the dumpster.
- Almost done blocking off the whole area near the dump station so that no one can drive over the leech lines.
- Ms. Okert may have a round sink that Mr. Smith can use to replace the broken sink in the bathhouse.

6. REPORTS OF STANDING COMMITTEES

Ms. Brandy Alcorn presented the 1st Quarter Financial Audit for 2021. She stated this one was pretty straight forward because there was no electric to audit as of yet.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Mr. Ragan stated that he would work with Rick Cooper and Ryan Holder on the Construction Work Resolution, Banned People Resolution and the ATV Resolution.

Ms. Bondi stated that Ms. Julia Outlaw contacted the office saying that she had purchased 184-09 and that the Strom's purchased 182-09. This was when Paul Koros was park manager. Ms. Bondi stated she doesn't feel comfortable selling these lots if the new owners can show proof they purchased them. Ms. Outlaw says she has a receipt and will be sending it to the office.

Mr. Glass and Ms. Metcalf still need to get together about POA members building on the easements.

Ms. Metcalf said that some of the scrap metal has been taken out the park by a friend of Howard Baswell. She is going to see if she can find someone to come take more.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Mr. Holder asked if the park owned the white truck parked by the train tracks. Ms. Bondi stated that she thinks that is Lynn Dail's truck. She also thinks that he was asked to move it, but is not positive about that.

President White stated that the red truck parked in the road needs to be moved. If it is still sitting there by Friday, it should be towed. Along with the trailer that is left in the road. Ms. Bondi said that a letter should be written and sent before towing it. Pictures need to be taken with date stamp on them.

Ms. Okert stated that \$125 was made for the old pumper truck engine.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

President White commended Ms. Okert for all her planning for the 4th of July activities. He also commended Mr. Glass for the fireworks show.

13. EXCUSED BOARD MEMBERS

Mr. Ragan made a motion to excuse Rick Cooper from the meeting, seconded by Ms. Okert. All board members voted Aye.

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on August 9, 2021 at 6:30pm via Zoom. Seconded by Mr. Whitley. Motion passed by majority verbal Ayes. Meeting adjourned at 8:42pm.

RIVER BEND PARK BOARD SPECIAL MEETING MINUTES

JULY 20TH, 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, Jackie Ragan, Kimberly Bondi, Jeremy Glass, Ryan Holder, Stacey Okert and Arlen Whitley

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Ragan made a point of order to remind POA members that since the offenders are minors, the board will go into Executive Session to speak with their parents. Once the board comes out of Executive Session, the POA will be informed of the decisions made.

Mr. Ragan made a motion to enter Executive Session at 6:38pm, seconded by Mr. Holder. All board members voted Aye. Motion passed.

Mr. Ragan made a motion to exit Executive Session at 7:46pm, seconded by Mr. Glass. All board members voted Aye. Motion passed.

As to the two minors that did donuts and mud rode in block 9, Mr. Ragan explained that the boys have been punished by their grandparents. He further stated that the two boys are not allowed to ride their 4-wheelers for 4 days. The parents/grandparents are to check in with the office when the boys are in the park so that the days can be documented. Both sets of grandparents agreed to these terms. All board members want to have it known that they feel like the grandparents handled the situation as it should have been. The grandparents and minors went and fixed the area where the donuts were done after they found out what happened.

Mr. Glass wanted to make it known that these kids were not singled out, its just that the board had actual proof of this. The grandparents were totally understanding of this. Mr. Ragan stated that if anyone sees something going on, please let the board know, but they need proof. He said the old rule of snitches get stiches doesn't apply in here, we need you to tell on people.

Mr. Ragan made a motion to release the video to the POA on the gate damage via the FaceBook Property Owners page. Seconded by Mr. Whitley. Board members voting AYE: Rick Cooper, Jackie Ragan, Kimberly Bondi, Jeremy Glass, Ryan Holder, Stacey Okert, Arlen Whitley. Motion passed.

As to the minor that broke through the gate, Mr. Ragan explained that neither parent would get back in contact with him. He further stated that the minor is banned from the park for

the rest of the year, except to go to and from his parent's lots and the gate. He is not allowed on any other River Bend Property. If he is seen on any other River Bend Property, he will be charged with trespassing and be prosecuted to the fullest extent of the law. His parents are the pay restitution in the amount of \$1,700 within 30 days. If they do not, then all services for them will be shut off. Mr. Glass explained that the restitution is for the amount of hours billed for the employees to fix the gate and the price of the equipment. Ms. Okert then explained her confrontation with the minor that took place in front of a POA member and a park employee. Following is Ms. Okert's statement.

This boy came up to me after I was stopped by a property owner that told me that the minor ran through the gate. I asked her which one, she said the minors name. That minor then came up to me and stood between our vehicles. He stated that he did run through the gate. I tried to explain to him the repercussions of breaking the gate and what his parents would have to pay. He said that it was his f***** money, and said that they live off me. I told him that I didn't think he understood the severity of it and the cost of it. He pretty much told me that the board could go f**** themselves. And that wasn't the first altercation with him throughout the day.

Mr. Ragan stated that he had told Ms. Okert that he tried to swipe his card, but Ms. Bondi proved that to be false. The video shows that he sped up to the gate and willfully and maliciously broke the gate without trying to swipe a card/fob. This was not an accident and we will be pressing charges. This was willful vandalism followed up with a confession and complete disregard for what he done.

Mr. Ragan asked if the witness wanted to speak, but she didn't want to speak in front of everyone. She will be writing a statement of what happened.

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

None

12. ANNOUNCEMENTS

Ms. Bondi stated that she has reviewed the pool video and found out that it was three minors that broke the rail and concrete step. She said that you can plainly see where the boys are purposely shaking the rail to make it come lose. They do this throughout the whole time they are swimming. Eventually it finally broke to where the rail was just swinging freely across the step. A picture of the parent has been posted on the FaceBook page to help identify him.

Mr. Holder made the following statement.

I know last year we had to deal with covid, and this year we had to deal with the flood. This all comes together with what's happened since actually the park opened this past year regarding all the property damage that we've had, mainly this year. We've been in the park for 8 years and we have had more property damage this year than we've had the whole time we've been in the park. So my deal to you as POA members, I want you to understand that us as a board, collectively we have come together, and we are taking a stance, against not only property owners but also against guests for the simple fact that if somebody within the park causes damage or is not doing something right, I want you all to understand that we are gonna hold you accountable. These recent events from the last two or three months, especially for me and I know several other board members, we are not gonna tolerate it. I know there is some stuff that happened several months ago, and, but I want everybody to understand that as a board, w/re done. Several people have commented to me about new bathrooms, well as far as I know, there is probably over \$20,000 worth of damage that has happened this year within the park that the park has probably had to replace. And so, you know, if want a new bathroom, get ahold of your property owners that are causing trouble or your guests because we can't replace these bathrooms and continue to replace these bathrooms with excess costs. So my deal is to you all, our board now, I mean we may not all agree with everything that's going

on, but diligently we work through the process. And our park manager right now has a lot on his shoulders. The pumping situation has went in my opinion very well this year. I mean there has been some flaws, but you know in any kind of job, but, so, we have a meeting this weekend coming up. So for all you people as far as property owners, if you have a complaint, I encourage you to come to this meeting for the simple fact that there's people that are on this page right now, they're on here, but the never show up at the meetings. For those that see this later on, I encourage you to come to this meeting because if you have questions, I want you to come and we will address it. But for you to get on social media and backstab the board about some of the decisions that they make, it's not us, it's some of the POA members that don't understand exactly what's going on. So I got two more years on this board, I'm not resigning, so you can't get rid of me unless the powers may be. I'm just telling your right now, I'm sick and tired of all the property damage in the park. The people, we just give them a raise, our employees, they deserve that raise just for the simple fact of some of the stuff they had to put up with some of you all. And so, if y'all wanna sit there and gripe and complain to some the property owners or to the actual employees, that's why they got that raise. They work diligently every day of the week when they are available. I want y'all to understand something, as a board member, like I said earlier, we do not always agree on everything especially when we go in Executive Session, but we always try to work through it. And I honestly feel with this board, you know the decisions that we've made tonight, where it may in a situation to where we done the right thing. So please, if you have any complaints or concerns, make sure you show up to this meeting on Saturday, because from here on out, it's the boards decision. But it's also the POA decision also, and we want to hear your complaints. That's all I got to say for right now.

Mr. Ragan wanted to clarify that the meeting is August 14, 2021. The meeting on July 24, 2021 is to reestablish the POA meetings.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Cooper made a motion to adjourn the meeting till the next scheduled meeting which is on August 9, 2021 at 6:30pm via Zoom. Seconded by Mr. Holder. Motion passed by majority verbal Ayes. Meeting adjourned at 8:10pm.

RIVER BEND PARK SPECIAL MEETING MINUTES

JULY 24TH, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 10:12am.

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

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Jerry McCormick made a motion to reinstate the POA meetings outside of the regular annual meeting. These meetings will be held in February, April, June, August and November. Seconded by Ms. Angie Ostermeier. All members voted Aye verbally. Motion passed.

Ms. Mandy Cook wanted to know why it was just those months instead of more, in case the POA wanted them more often. It was explained that the wording of the petition was to reinstate the POA meetings from the previous Bylaws filing. If there needs to be more POA meetings, that can be voted on in the next POA meeting.

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

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Ms. Angie Ostermeier made a motion to adjourn the meeting. Seconded by Mr. Arlen Whitley. Motion passed by majority verbal Ayes. Meeting adjourned at 10:22am.

RIVER BEND PARK BOARD SPECIAL MEETING MINUTES

JULY 28TH, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:35pm.

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

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Cooper made a motion to accept Thomas “TJ” Smith to the board to replace Dawn Craft’s position. Seconded by Ms. Bondi. All board members voted Aye. Motion passed.

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

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Glass made a motion to adjourn the meeting till the next scheduled meeting to be held August 9, 2021 at 6:30pm via Zoom. Seconded by Mr. Whitley. Motion passed by majority verbal Ayes. Meeting adjourned at 6:41pm.