

RIVER BEND PARK SPECIAL POA MEETING MINUTES
AUGUST 14, 2021

1. ROLL CALL

Meeting was called to order by President JW White at 12:11pm.

Board members in attendance: J.W. White, Jackie Ragan, Kimberly Bondi, Ryan Holder, Stacey Okert and Thomas Smith

A handout booklet was provided to POA members as they signed in. The booklet contained the February 20, 2021 POA minutes, the March 2021 – July 2021 Board minutes, 2020 4th Quarter Finance Committee Audit Report, 2021 1st Quarter Finance Committee Audit Report, 2021 Budget Comparison and 2021 Check Registers for the Main, Maintenance and Special accounts.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Ms. Angie Ostermeier made a motion to accept the minutes as presented in the booklet unless there are any additions or deletions. Seconded by Mr. Jackie Ragan. Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Ms. Lisa Harrell made a motion to accept the financial reports as presented in the booklet. Seconded by Ms. Angie Ostermeier. Motion passed by majority verbal Ayes.

There was a question as to why a payroll period showed up twice. Ms. Bondi stated that was a QuickBooks error and was being corrected.

5. REPORT OF THE PARK MANAGER

President White stated that Mr. Jericho Smith was at another function, but that all the Park Managers reports were included in the minutes within the packet.

6. REPORTS OF STANDING COMMITTEES

Ms. Kimberly Bondi stated that the Finance Audit Committee completed the 2020 4th Quarter report and the 2021 1st Quarter report. They are included in the minutes within the packet.

7. REPORTS OF SPECIAL COMMITTEES

Mr. Jackie Ragan stated that the Election Committee has early voting going on in the office and a form to download online.

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Commercial Selling – it was discussed as to what is considered commercial selling within the park. Good standing POA members are allowed to bring in their wares for delivery that are made outside the park. POA members are not allowed to set up a booth/hut on their property for selling. It was decided that no guns, knives, tobacco, vapes, etc would be sold within the park. A motion was made by Ms. Carol Halford that POA members in good standing could continue with the sales and services they are doing now. Seconded by Ms. Mandy Cook. Motion passed by majority verbal Ayes.

The question was asked if we could have gate attendants during the 3 major holidays. Guests of POA members are blocking the gate. It is the responsibility of the POA member to tell their guests to park off to the side so that members can still get through. Ms. Lisa Harrell suggested moving the fence over in block 9 so that guests can park there.

Bath houses were discussed. The fans are working great. It was brought up that we need to totally rebuild the bath houses. POA members suggested asking other POA members for help because of their expertise and/or willingness to help or donate items. It was determined that a list needs to be created of all things needed to fix a bath house. Also, the roofs are new, so they should not need to be replaced. President White created a bath house committee. Ms. Niena Hisaw asked if the locks could be looked at, her children have gotten stuck in the bathhouses.

Pumping – it was suggested to have Kenny Richey sign a waiver stating that he will not hold the park liable if he gets an infection because of pumping. It was brought up that he wears flip flops while pumping. The board explained that some POA members will purposely leave the cover on the dump drain and open the valves so that he gets splashed with feces and urine. It's easier to wash off with flip flops and he is not soaked in it all day. The board also explained that PPE was offered, but declined.

Roads – the roads are being graded, but there is no rock on top to help with drainage. More rock is being order to help fill in low spots.

UTV/ATV Vandalism – this year has been horrible as to vandalism. Mr. Larry Russell suggested that Mr. Ryan Holder be on the Security Committee to come up with

consequences for infractions. Mr. Tiffany Lassiter suggested that UTV, ATV, golf carts, etc should have a different colored flag each year. These would be given out when assessments are paid. If there is no flag, that ride needs to be parked until it has one.

Ms. Casey Huffmaster made a motion that there be park standardized labels that have to be visible on all ATV, UTV, golf carts, dirt bikes, etc with lot and block. Seconded Mr. Keith Horton. Motion passed by majority verbal Ayes.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. MISCELLANEOUS

None

15. ADJOURNMENT

Mr. Dale Anschuetz made a motion to adjourn the meeting. Seconded by Ms. Angie Ostermeier.

Motion passed by majority verbal Ayes. Meeting adjourned at 1:40pm.