

RIVER BEND PARK POA MEETING MINUTES
AUGUST 20, 2022

1. ROLL CALL

Meeting was called to order by Treasurer Kimberly Bondi at 12:35pm

Board members in attendance: Kimberly Bondi, John Dahm, Mary Beth Dodd, Stacey Okert and Justin Taylor

A handout booklet was provided to POA members as they signed in. The booklet contained the May 21, 2022 POA minutes, the May 11, 2022 Board minutes, the 2021 3rd & 4th Quarter Financial Audit, the June 8, 2022 Board minutes, the 2022 1st Quarter Financial Audit, 2022 Budget Comparison and 2022 Check Registers for the Main, Maintenance and Special accounts.

Treasurer Bondi delegated Justin Taylor to officiate the POA meeting so that she could take notes for the minutes.

2. 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 Ms. Mandy Cook. Motion passed by majority verbal Ayes.

3. APPROVAL OF FINANCIAL REPORT

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

There were a couple of questions on some items which were answered.

4. REPORT OF THE PARK MANAGER

Mr. Smith was unavailable but Ms. Bondi stated that he was working on turning block 6 waste dump into a dump station for campers to use. The culvert is still a fall project. The pools will be closed after Labor Day.

There was some discussion as to why the pools were closing so early. It's because of cost of supplies and lack of supplies.

5. REPORTS OF STANDING COMMITTEES

Treasurer Bondi stated that the 2022 1st Quarter Financial Audit was completed and that Ms. Brandy Alcorn stated there were no errors found.

6. REPORTS OF SPECIAL COMMITTEES

None

7. OLD BUSINESS

None

8. NEW BUSINESS

Mr. Michael Roland made a motion that if you are a board member, you can only be an admin for the RBP official Facebook page and not any other pages. Seconded by Mr. Larry Russell. There was discussion as to whether this was legal or not. It was determined it was not. Mr. Larry Russell withdrew his second and Mr. Michael Roland withdrew his motion.

Mr. Michael Roland made a motion to change the name of the Facebook group to River Bend Property Owners Association, Inc and to only allow members in good standing into the group. Any place in the "About" section that needed wording to be updated should be, and members not in good standing should be removed as soon as possible. Seconded by Ms. Tonya Cole. Motion passed with 15 ayes and 7 nays. The question was asked if a person allowed a family member to pay assessments on a lot they owned, how would that work. It was recommended that a Contract or Lease be written and turned into the office.

Mr. Larry Russell made a motion to change Quiet Time to 11pm to 7am. Seconded by Mr. Eddie Thomas. Motion passed with 20 ayes and 3 nays. This would be the last time that Quiet Time will be changed.

Ms. Tonya Cole made a motion suggesting things to do when unruly neighbors or drivers are around. 1) Talk to your neighbor if you feel comfortable, 2) Contact the park manager, 3) Go to the board and 4) The Board will have a meeting with the property owner. There has to be video proof of the infraction happening, the board can't go off of just your word. Seconded by Mr. Adam Morris. Motion passed by majority votes.

Ms. Tonya Cole made a motion to not have any retail business sell stuff from their lot, specifically the tarot card lady. Seconded by Mr. Dale Anschuetz. There was much discussion on this and it was determined that one person could not be specifically called out. It is her right to practice any religion. Mr. Dale Anschuetz withdrew his second and Ms. Tonya Cole withdrew her motion.

Ms. Lynn Richert made a motion to move the Board and POA meetings to the park and not have them via Zoom. The board will set up Zoom for the POA to watch, but no board member should be on Zoom unless it is an extreme emergency or work related. Seconded by Mr. Adam Morris. Motion passed by majority votes.

Mr. Adam Morris made a motion to have the POA meetings on the 3rd Saturday of every month when the park is open from March to November. A location for the December, January and February meetings will be determined prior to those months. Seconded by Ms. Angie Ostermeier. Motion passed by majority votes.

Ms. Dorothy Barnes brought up the water being sprayed on the road, that with people soaking it, then kids and adults driving through it, they are rutting up the roads. Ms. Kimberly Bondi also noted that the water bill for July 2022 was \$14,000. The June 2022 water bill was \$7,400. The increase in water was not due to any leaks, it was from people watering their lawns, individual water slides, individual pools, watering the roads, members not in good standing using the water, etc.

9. ANNOUNCEMENTS

Ms. Kimberly Bondi mentioned to everyone that early voting was available. Normal voting would be held on September 3, 2022 in the Community Building starting at 9:00am and going to 1:00pm.

10. ADJOURNMENT

Ms. Beth Smith made a motion to adjourn the meeting. Seconded by Ms. Angie Ostermeier. Motion passed by majority verbal Ayes. Meeting adjourned at 2:15pm.