

RIVER BEND PARK BOARD MEETING MINUTES

August 19TH, 2023

1. ROLL CALL

Meeting was called to order by President Adam Farmer at 10:36 am.

Board members in attendance: Adam Farmer, Julie Moss, Michael Roland, Debra Myers, Yancy Deloach, Michele Sharp, and Amanda Gramling.

Board members absent: Dewayne House and Jason Thompson.

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Julie Moss made a motion to accept the July 2023 board minutes as written. Seconded by Michele Sharp.

Board members that voted Aye: Julie Moss, Michael Roland, Debra Myers, Yancy Deloach, Michele Sharp, and Amanda Gramling. Motion passed.

3. APPROVAL OF FINANCIAL REPORT

Debra Myers made a motion to accept the July 2023 financials as reported. Seconded by Yancy Deloach.

Board members that voted Aye: Julie Moss, Michael Roland, Debra Myers, Yancy Deloach, Michele Sharp, and Amanda Gramling. Motion passed.

Discussion: The board went over the financials of June and July, the budget vs. actual, how many paid assessments and how many had not paid yet. The water bill and garbage are our 2 biggest expenses. The board is checking to find ways to cut down on these and other expenses. We have 478 paid and 64 not paid. Considering we had so many extra expenses at the start of the year, the park is on track to come in on budget.

4. REPORT OF THE PARK MANAGER

Park manager Jacob Findley reported that the park needs to sell the kabota mower. He stated that it is not a good mower for the park. It is a finishing mower not what the park needs.

The board told Jacob to place an ad and sell the mower for \$10,500.

Jacob stated that people using the sprinklers watering the roads all day are messing the roads up. They are having to grade the roads more to fill in all the holes the water is making. He said that he is having problems with property owners cursing at him while he is

working. He was working on the gate in block 9 in the rain and because he asked them to go to the other gate they got mad.

The board told him to let them know and they would address it with the property owners. Also if he needs help to block traffic while working on the gates they will help him.

5. REPORTS OF STANDING COMMITTEES

Bylaw Committee: Debra Myers stated that the bylaw committee is at least 1/3rd finished rewriting the bylaws and dor. We hope to be finished by the end of the year.

Adit Committee: Julie Moss stated that the audit committee met and did the April, May, and June audit. I will have a copy of the report at the September meeting to pass out and get approved.

Activities Committee: Julie Moss stated that the committee doesn't have anything planned until Halloween. We will be needing as many volunteers as we can get to do the Halloween bash that will be October 28th, 2023.

6. OLD BUSINESS

Park Lawsuit: Adam Farmer said that our lawyer went to court to have the park removed from the lawsuit. The POA had no part in giving the campers away. The judge said he would look at everything and get back with our lawyer. They made an offer to settle for \$50,000. We said no and our insurance attorney was there and said no.

Jan Campbill lawsuit: Michelle Sharp and Julie Moss will be going to court September 1st to represent the park in this lawsuit. This is concerning where Jan hit the park gate and refused to pay for damages.

Video: Michele Sharp stated she got a call about a property owner trying to remove a lock on a water faucet. Her and Julie Moss went to the lot. They were shown a video of a property owner trying keys to unlock the lock. They talked to the person that had done this and he said he didn't do anything wrong. He had let people in the gate and taken them to this lot without the owner's permission. He was told this was not acceptable and they don't need to do it again. Adam Farmer was going to talk to him and get the keys from him.

8. NEW BUSINESS

Deed: Michele Sharp stated that Kim Smith told her that when she went to file her deed on lot 68-block 3 she was told the park owned it. The title company wants the park to sign a deed giving her the lot. The lot was purchased from the park to Farrah Reed who sold the lot, then that person sold it to Kim. The board said they would not sign a deed to Kim that she needed to contact the person she bought it from.

One Camper per lot: Michele Sharp said she had gone around the park and found several lots that had more than one camper with water hooked up to them. One lot had a splitter with 4 hookups on one lot. The board discussed it. The board will be making phone calls to the property owners and explaining that they were allowed to have one camper hooked up on each paid assessment lot. All water hoses hooked up to extra campers need to be unhooked.

Tractor/Truck: Adam Farmer said we need to buy a different tractor and truck. After discussion on it the board will start looking for a tractor and truck.

Code of ethics : Michele sharp said a POA member came up with the idea to do a code of ethics for the board. She said that she went on the web and wrote up a code.

Adam Farmer read what Michele had written.

9. ANNOUNCEMENTS

Election September 2nd

10. ADJOURNMENT

Julie Moss made a motion to adjourn the meeting. Seconded by Debra Myers. Motion passed by majority verbal Ayes. Meeting adjourned at 12:01 pm.