

RIVER BEND PARK POA MEETING MINUTES

August 19TH, 2023

1. ROLL CALL

Meeting was called to order by President Adam Farmer at 12:37pm.

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

Board members absent: Michael Roland, Jason Thompson, and Dewayne House.

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Josh Lassiter made a motion to accept the July 2023 poa meeting minutes as written. Seconded by Carol Kirby. Motion passed by majority ayes. No discussion.

3. APPROVAL OF FINANCIAL REPORT

Dale Anschuetz made a motion to accept the June 2023 financials as reported. Seconded by John Dahm. Motion passed by majority ayes.

Discussion on Financials:

John Dahm asked why the July 2023 financials weren't available? He was told they would be available at the September poa meeting.

Adam Farmer stated that the board had gone over the financials, actual vs budget, and the budget in our board meeting. We still have \$183,000 in the bank. We are looking at ways to cut expenses. Our water bill was \$3000 more this month than in June. Our biggest bills are water and garbage. We are still on budget right now.

4. REPORT OF THE PARK MANAGER

Park manager Jacob Farmer reported the park needs to get rid of the Kabota mower. It isn't what the park needs to mow with. The board approved for Jacob to place an ad to sell the mower for \$10,500 this will pay off the loan on the mower and have a little extra.

Jacob said that people using the sprinklers watering the roads were messing the roads up. It is making big holes from the sprinklers running all day. This makes us have to grade the roads more to fill in the holes.

Jacob also said that several property owners have cursed at him while he is trying to fix the gates and at other times. The board told him this won't be tolerated. If someone does this let us know and we can talk to them. We can stand at the gates and stop traffic if you need us to.

5. REPORTS OF STANDING COMMITTEES

Bylaw Committee:

Debra Myers reported that the committee is $\frac{1}{3}$ finished rewriting the bylaws. She said their goal is to be finished by December. Then the attorney can look them over before the poa votes on the changes.

Audit Committee:

Julie Moss stated that the audit committee met and did the audit for April, May, and June. The report will be ready at the September meeting for approval.

Activities Committee:

Julie Moss said that there isn't anything planned for September. We are planning a huge Halloween bash on October 28th. We want to do a haunted house in the community building, do games, costume contests, hayrides, trick the trunk, and other things. We will need volunteers to help with all of it, so if you want to sign up let us know.

6. OLD BUSINESS

Park Lawsuit Campers:

Adam Farmer said our attorney had gone to court to have the park removed from this lawsuit. The park had no part in giving the campers away. The judge is going to look over the lawsuit and let us know later what he decides about releasing the park from the lawsuit. They made an offer for us to settle for \$50,000 but we declined. Our insurance attorney was also there and they declined also.

Adam Farmer stated that Michele Sharp and Julie Moss will be going to court on September 1st to represent the park in the lawsuit against Jan Campbill. She hit the gate and refused to pay for repairs.

8. NEW BUSINESS

Pools:

Josh Lassiter asked if the pools could be left open until the end of September. It was stated that the pool in block 2 is leaking water and needs valves fixed. If they were left open block 9 could be and shutdown block 2 pool because of repairs. After a lot of discussion about the pools Josh Lassiter made a motion to leave the pool in block 9 open until the end of September. Seconded by Rob Sharp. Motion passed by majority ayes.

Sprinklers:

There was discussion about people using water sprinklers to wet down the roads. Jacob had said that by leaving the sprinklers on all day it was ruining the roads. The employees are

having to grade the roads more just to fix the mess the sprinklers are causing on the roads. After property owners discussed what to do Angie Ostermeier made a motion that no sprinklers will be allowed to water the roads. The only thing allowed to water the roads will be a hand held nozzle which will be held by a person, not laid on the ground or put on a post. If you choose to use a sprinkler to water the roads you will be charged a fee of \$25 a day for using the sprinkler. Seconded by Chris Walls. Motion passed by majority ayes.

Larry Russell made a statement that he thought anything to do with rule changes had to have a motion made then at the next poa meeting it would be voted on.

Adam Farmer said that the board would meet later to make a resolution on it.

Loud music:

There have been several complaints about loud music until 3am or later. Michele Sharp said what needs to happen is call the police and file a statement. The officers do not do a report, but if you file a statement they have to do a report. A lot of this can be stopped if property owners start writing a statement every time the police are called so then there are reports on it.

Larry Russell said remember to ask for a county deputy when you call not Hardy police.

Verbal Abuse:

Larry Russell asked about the fb post that said there wouldn't be zoom for the meeting because the volunteer that did it was verbally abused.

Adam Farmer responded to Larry's question by telling him yes it's true. Now we have nobody to do the zoom because somebody decided to verbally abuse the volunteer. That's like all of us on the board. We are volunteers that get nasty phone calls, text messages, fb messages, and people stopping by to complain. We don't get paid to do this, we do it because we love the park. We put in hundreds of hours a week doing things to keep the park going.

Dale Anschuetz said he for one wanted to thank the board for all they do to keep the park going. He said he appreciates the board.

Tractor/Truck:

Adam Farmer said that the tractor and park truck are in bad shape. We are going to start looking at buying something different.

One camper per lot:

Adam Farmer stated that you are only allowed to hook water to one camper per paid assessment. We are going to start checking on this and if you have more than one camper hooked up we will get in touch with you to have you disconnect the extra camper.

Code of Ethics:

Adam Farmer said that there had been a code of ethics for board members written. This will be added to the bylaws to be voted on by the poa.

Security:

Chris Walls asked if the park will have security next year?

Adam Farmer told her we hope to. If we hire someone they can do security and also help with other things like checking for # on rides, 2 campers on one lot, etc.

9. ADJOURNMENT

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