

# RIVER BEND PARK BOARD MEETING MINUTES

October 21, 2023

## ROLL CALL

The meeting was called to order by President Adam Farmer at 10:37 AM.

Board members in attendance: Adam Farmer, Yancy DeLoach, Dewayne House, Amanda Gramling, Lynn Richert, John Dahm, Christine Wall, Michele Sharp Debra Myers.

Adam Farmer introduced new board members: Lynn Richert, John Dahm, Christine Wall. Stated he is confident with this board.

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

Lynn Richert made a motion to approve September 2023 board minutes as written. Seconded by Debra Myers.

The following board members voted aye: Yancy DeLoach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

## APPROVAL OF FINANCIAL REPORT

Discussion of the mower that was sold. Mower was paid off.

Discussion of Steve Blansett (water operator) raising his prices next year to up to \$500 per month. Chris asks what he does. It was explained that he does out water samples, and files the paperwork with the state to help keep our water running.

Dewayne House made a motion to approve the September 2023 financial report as written. Second by Lynn Richert.

The following board members voted aye: Yancy DeLoach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

## REPORT OF THE PARK MANAGER

Park manager Jacob Findley states that he is continuing to work on Bath house #1 and has the men's side almost finished and is hoping to have it finished by Wednesday next week, then he will start on the women's side. He has purchased metal barrels to make the sinks out of. He showed a photo of his plan. He does want to wait till both sides are finished to open it. This is agreed by the board.

The tractor is worn out. There is a bad wheel seal in the front, and he will work on a price to get the seal fixed. To get it fixed through Cox implement it will be about \$4500. But Jacob states he

may be able to fix it himself. Jacob states that every time he fixes something another thing breaks. There are multiple problems with the tractor.

Motion made by Yancy Deloach to contact R&R tractor for estimate on tractor for trade. Second by Debra Myers.

The following board members voted aye: Yancy Deloach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

Motion made by Michele Sharp to form a tractor committee to research the best tractor/price/financing for a new tractor to be presented to the board in the next week or 2. Seconded by Debra Myers.

The following board members voted aye: Yancy Deloach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

Committee formed for tractor: Yancy Deloach, Dewayne House, Christine Wall and Jacob Findley

The tractor will need a front loader, 2 remotes on the front and 4 remotes on the back. The committee will send the information in executive text message once they find some information.

The new truck purchased for the park. Jacob states park works great. Saving so much on gas.

We also need to look at the road by gate 2 in block 5. (this is moved to new business)

## REPORT OF STANDING COMMITTEES

### a). By Laws

Dewayne states they have sent out the changes to the bylaws to the board via email so everyone can look at them and see if anything needs changed.

Brandy Alcorn, who was the by laws secretary gave Dewayne her resignation this week. He has asked her for her notes, and there is an open position on that committee. Brandy has the notes to change the DOR and the Rules and Regulations.

### b). Abandon Lot

Michael Roland was head of that committee, but he has resigned. Adam requests this topic be moved to the executive meeting.

### c). Activities

Michele states that the Halloween bash will be held on October 28<sup>th</sup>. Planned is a haunted house, games, a parade, costume contest, hayrides, trick or treating at lots, lot decorating, adult trick or treat and a bonfire.

We have a group of volunteers making the haunted house amazing. There will be a not so scary time, a scarier time, and a very scary time.

Waiting on a 3<sup>rd</sup> judge for all events.

10 different games with prizes, still looking for volunteers to run the games. So far, we have 3 trailers, Chris Wall offered her trailer to drive the kids around. We were going to have 4 areas for hayride pick up, but after discussion it was decided to pick up at the common area in block 2. Lists will be provided for the participating lots. A POA member may set up a trunk or treat but he has been unresponsive to text messages. Adult trick or treat will have a waiver and they must be 21 to get on the trailer for adults. Lots for the hayrides to stop only at lots with RED A on their lots. We will have 2 trailers for adult trick or treat. Jacob is working on brush and wood in block 5 for the bonfire. We need an adult that has not been drinking to be at the bonfire. Adam volunteered to be the adult in charge of the bonfire. If there is a burn ban, we will cancel the bonfire unless the fire department is willing to come and do a controlled burn for us. Michele will check to see if FD will do controlled burn. We may be a smaller function this year since the committee chairman resigned 3 weeks ago, but we are working to have a great day.

#### OLD BUSINESS

Bath house #1. See above.

Culvert. Dwayne did check on square tile and they don't make one the size we need. We can do oval, but it is crazy expensive. Jacob states he is going to remove the big culvert and use the smaller ones we already have and fix the problems. The smaller culvert pieces are already in the park and have been paid for.

Sprinklers to water Road:

We don't have time to go around to fine everyone. We may need to raise dues to cover use of water on the roads. Lynn brings up that if we continue to run water the same for the next 3 months we will still save \$17,000. This is on the POA meeting for a vote and will be handled there.

Tractor. See above.

Purchase of Truck/sale of old trucks and golf cart

#### NEW BUSINESS

New board Members (see above).

Budget

Debra states still working on pulling old budgets to go by and get the budget for 2024 ready for January meeting. Move to executive meeting.

BOD email protocol

When Michele was voted in as secretary, the password to the secretary email was given wrong. But once fixed all the emails were removed. Michele reached out to previous board members. Some said emails were not to be deleted, another stated that per

previous vote the emails were to be deleted when someone leaves the office. All previous information that the previous secretary had has been deleted.

Motion made by Michele for all emails pertaining to RB park remain in the emails and not be deleted. Second by Lynn Richert.

The following board members voted aye: Yancy Deloach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

This is to be added to the by-laws under officer duties.

Bridge and gatehouse at block 5

We may need to move the gates and the gatehouse back into the park for the road. Possibly look at using common ground to move gates over. Much discussion of what can be done was had. We will continue to look at this and see what we can do. The road may have up to a 4ft drop into the park and this won't work to pull campers in and out.

Cancellation of Scheduled December meeting for POA and Board.

Motion made by Yancy Deloach to cancel both scheduled December meetings. Second by Debra Myers.

The following board members voted aye: Yancy Deloach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

Estimates on wells for the park

Yancy has contacted a couple of companies and has been referred to 1 specific company that has the drill to get thorough the rock that is in the park. Their wait time is 2 years before they can even come out and give us an estimate. We are on their list but this will need to be revisited once we come up on their list to give us an estimate.

Laptop for the office

We need a current/updated laptop for the office. One we can zoom on and use as a backup. Requested to look during black Friday sales for this. Adam states this has already been voted on and has been approved by the board in the past. Michele will look at the deals on laptops and get one purchased. Dollar amount was either \$1000-\$1500.

ADJOURNMENT

Motion made by Debra Myers to adjourn the meeting. Seconded by Lynn Richert.

The following board members voted aye: Yancy Deloach, Lynn Richert, Dewayne House, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Christine Wall. Motion passed.

Meeting adjourned at 11:34

