

RIVERBEND PARK POA MEETING

October 21, 2023

ROLL CALL

Meeting called to order by Adam Farmer, president at

Present: Adam Farmer, Yancy Deloach, Debra Myers, Michele Sharp, Dewayne House, Amanda Gramling, John Dahm, Lynn Richert, Christine Wall.

APPROVAL OF MINUTES

Motion made by Angie Ostermeier to accept previous POA minutes. Seconded by Kandi House

All members present voted aye. Zero Nays. Motion passed.

APPROVAL OF FINANCIALS

Questions from Mandy Cook of water bill, is this usage only (answered yes by Debra Myers), waste connection (2 bills paid in same month)(answered by Debra Myer, we have 2 accounts with waste management for regular trash and holiday trash, holiday trash account was unknown to her and not paid for Memorial day so she paid it). Amazon Prime fee (discussed this is the yearly membership renewal of \$150). Entergy, there was a voided check due to this bill is on auto payment and Eileen (office clerk) did not realize this and wrote a check to pay it. This check was voided and shows 0 on the register. Toolbox-why was a new one purchased. Old toolbox had a huge hole in the bottom, and it did not fit the new truck so a new one was purchased for the truck. No other discussion

Motion to accept financials as typed made by Mandy Cook. Seconded by Angie Ostermeier.

All members present voted Aye. Zero Nay. Motion passed.

REPORT OF PARK MANAGER

Bathhouse #1

Jacob Findley reported that the men's side will be completed next week then he will start on women's side. It will be ready hopefully by the end of December and be fully functional for next season.

Health Department and water operator Steve Blansett cleared the park with zero water leaks. The city of Hardy installed a new water meter and it changed the way the water is read and charged, and this may be some of the increase in the water bill. It was previously read in tenths and is now read in hundreds. Mandy Cook asked for something

that showed the difference in the way we were charged but Debra stated that she doesn't have that at this meeting but can bring it to the next meeting.

Discussion about a water back up plan that the health inspector wants in place. We don't have one so that may result in a write up. Jacob and Steve will write up a plan and submit it to the inspector.

Discussion about the waiting list for digging a well. Yancy let the POA know that we are on the list for an estimate but that it will be 2 years before we can even get an estimate.

We currently have 2 full-time and 1 part time employees for park maintenance. Use of occasional day laborer is used as needed. We have 1 part time office clerk.

REPORT OF STANDING COMMITTEES

By-Laws

Brandy Alcorn has resigned from the committee and has the notes on the changes to the DOR and Rules and Regulations and we are waiting for her to turn them over. The committee is continuing to work on these documents.

Abandon Lots

We need to send out letters to start lot clean up during the winter so lots can start being cleaned up at the beginning of the season.

Activities

Halloween Bash planned for October 28th. Events will take place all day. Include a parade, games, haunted house, trick or treat at lots for kids, hayrides, bonfire, and adult trick or treat. Watch Facebook POA page for details.

REPORT OF SPECIAL COMMITTEES

No reports

OLD BUSINESS

Bathhouse #1. See above.

Culvert. Will be the next project after the bath house is finished. We will be using current culverts that the park has already paid for and work will be done by park employees.

Tractor. We have spent \$8500 on repairs this year so far and the clutch is going out and it has a bad wheel seal. Park needs a new tractor. Discussion on what the park needs and costs. POA was told by the board that a committee was formed to check prices of tractors and trade in on old tractor vs selling outright. They will get back to the board with recommendations and we will present the best tractor to the POA for a vote on

purchasing. We do have a estimate from R&R tractor in Jonesboro for \$16,000-18,000 trade in and the new tractor will cost about \$46,000 and will have 6 year warranty. But the committee will check other sources and get back to the board. Discussion that anything greater than \$5000 must be approved by POA.

New truck. Much discussion on the new truck including why it wasn't brought to the POA for approval. Adam Farmer let the POA know that there was no time to wait for a meeting. The old truck caught fire and had to be towed to the park. The board voted to approve the purchase of a new truck. The new truck cost \$10,000. There was excess from the mower of \$2118 after pay-off and the 2 old trucks and golf cart was sold for \$4000 so the new truck actually cost about \$3800 to the park. This did not include tax or registration. Mandy Cook brought up that the POA should have had the option to purchase the trucks and golf cart before they were sold outside the park, and she would like more transparency by the board. Adam told her the trucks were in such bad shape that the board felt they should not be sold to POA members as they were only good to be parted out. Mandy states that the POA should have had the opportunity to buy in as is condition. Discussion that if items were sold the POA would get first option, but all items sold will be as is condition. Discussion then was made about selling the tractor outright vs. trade in. Mandy states if trade in then it would be considered business transaction, but if it is sold outright, it should be made to POA first.

SPRINKLER USE BY POA (VOTE)

This was a motion made last month. It concerned the use of water sprinklers to wet the road.

The motion was to fine those using a water sprinkler to water the road. Roads were to be watered by hand so that the roads were wet down but not flooded. Those that used the sprinklers to water roads would have an added assessment of \$25 for 1st offense, \$100 for 2nd offense and \$250 for the 3rd offense.

Vote shows:

Aye- 11

Nay – 9

Motion passed.

NEW BUSINESS

New board members introduced, Lynn Richert, John Dahm, Christine Wall

Cancellation of scheduled December POA and Board meeting

Motion made by Mandy Cook to cancel scheduled December meetings, unless something comes up that has to be handled. Seconded by Julie Moss.

Vote: Aye-20 votes

Nay- 0 votes

Motion passed

Digging of a well

Yancy explained to POA that the company that will have to dig our well due to the bit needed to drill is 2 years out with their work. We cannot even get an estimate for 2 years. So, this will be put on hold.

Laptop for office

Julie Moss states this has already been voted on and approved. If the office needs a laptop, then lets get one purchased. It will be helpful to have zoom meetings this winter.

Gate 2 at block 5

Discussion of what will need to be done to have access to the gates with campers due to the rise of the road. Mandy Cook states look back at the minutes of 2012 she believes around February. She thought at 1 time the road department was going to help with that but she can't remember exactly what was said. Michele will look at minutes and see if she can find anything.

Facebook POA page

Discussion of the POA page on Facebook and why the agendas were not posted. Michele explained that board members are getting hateful comments by spouses of POA members on Facebook posts as well as in message in boxes so posts currently are being limited. By Laws at secretary discretion, they can be posted to social media but must be posted at the office and community center. This was done. Discussion on rude comments being deleted by admin/moderators and comments shut off. POA members Mandy Cook and Brandt Barksdall both made comments about rude behavior and that POA page should be informational and to turn off comments on posts where commenting was not required.

ADJOURNMENT

Motion made by Mandy Cook to adjourn the meeting. Seconded by Angie Ostermeier.