

RIVER BEND PARK POA MEETING MINUTES

November 19th, 2022

1. ROLL CALL

Meeting was called to order by acting President Justin Taylor at 12:30 pm.

Board members in attendance: Justin Taylor, Julie Moss, John Dahm, Lynn Richert, Michael Roland, and Jason Thompson.

Board members absent: Kimberly Bondi, Stacey Okert, and Adam Farmer.

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Carol Kirby made a motion to accept the minutes as presented. Seconded by Debra Myers.

Discussion:

Debra Myers asks about zoom being canceled.

Justin Taylor answered Debra that the zoom the park paid for was canceled. Now we will use the free zoom.

Motion passed by majority Ayes.

3. APPROVAL OF FINANCIAL REPORT

Dana Russell made a motion to accept the financials as presented. Seconded by David Barnes.

Discussion:

There were several questions concerning the specialty fund account.

Tonya Pitts made a motion not to touch the fund unless the POA is notified as to what the money is needed for and the POA votes on it. Seconded by Beth Smith.

After discussion from the POA, Motion passed by majority vote.

David Barnes made a motion to turn the specialty fund back into the pumper truck fund and if money is needed for the pumper truck it can be used to work on the trucks. Seconded by Tonya Pitts.

After discussion from the POA, the motion passed by majority vote.

4. REPORT OF THE PARK MANAGER

Park Manager Jericho was not present so acting President Justin Taylor presented the report for Jericho.

The bathhouse in block 2 is almost finished and just needs some touch ups. Hopefully weather permitting he will turn water back on Monday until December 5th, when the park closes. He hopes to start the culverts at block 6 when the park closes.

5. REPORTS OF STANDING COMMITTEES

Bylaw: Justin Taylor stated he is getting everybody together to start working on them.

Activity : Lynn Richert stated she had scheduled a meeting for today to get things started but no one showed up.

Audit: Julie Moss stated that the audit was finished for the quarter.

Bathroom: John Dahm stated the bathroom looks good.

Abandoned lot: Michael Roland stated he was told not to start until March, but he can get started now.

6. REPORTS OF SPECIAL COMMITTEES

None

7. OLD BUSINESS

None

8. NEW BUSINESS

Debra Myers asked about non payment members using the park.

There was discussion on the subject by the property owners.

Justin Taylor stated there are reports on the web showing who hasn't paid. We need proof that they are using the park before we can do anything.

Beth Smith asked about the cash app she saw on f.b.

Lynn Richert stated that it is an account so property owners can donate money and state what they want the money to go for (such as easter, halloween, candy, etc.)

Tonya Pitts stated as she was coming to the board meeting she overheard a board member cursing at another board member. That is very unprofessional.

Tonya Pitts made a motion to remove John Dahm from the board. Seconded by Yancy Deloach.

After discussion from the POA votes to remove Aye: 5, Nay: 6. John stays on board.

Mandy Cook made a motion that all board members must receive all texts or emails and that all money spent must be voted on, except regular bills (electric, water, phone, etc.) Board members will have 24 hours to respond. Seconded by David Barnes.

After discussion from the POA vote was Aye: 13 – Nay: 0

Mandy Cook made a motion that in case of an emergency the park manager could spend up to \$500. Anything over that a text needs to be sent to every board member stating what the emergency is and how much is needed. Time limit to respond depends upon the emergency. Seconded by Debra Myers.

After discussion from the POA vote was Aye: 12 Nay: 0

There was discussion about the fact it seems only 2 or 3 board members are making decisions for the entire board.

Debra Myers read bylaw d Governing Power: An individual board member shall have no powers of governance or administration, derived from the fact that each Director was elected to office. Such governing powers shall come only from actions of the board as a whole, approved by a majority.

Tonya Pitts asks why a board member is in the park, but doesn't feel she should come to the meeting.

There was discussion on the subject by the POA. Justin Taylor said she told him she had a prior commitment. He said she didn't have to come if she didn't want to.

Tonya Pitts stated that she missed 2 meetings today so if she missed 1 more she would be off the board.

Tonya Pitts stated she would like for it to be added to the bylaws that 2 board members shouldn't be in a relationship while on the board.

Julie Moss told her that it needed to be sent to the bylaws committee.

Tonya Pitts asked who was over the park manager.

Justin Taylor stated Kim Bondi was.

Tonya Pitts stated that Kim should send all board members reports from the park manager, not just a few.

9. ANNOUNCEMENTS

None

10. ADJOURNMENT

Mandy Cook made a motion to adjourn the meeting. Seconded by Debra Myers. Motion passed by majority verbal Ayes. Motion passed by majority verbal Ayes.

Julie Moss adjourned the meeting until the next POA & Board meeting on December 17th 2022. Board meeting starts at 10:30 am, POA starts at 12:30 pm. Meetings will be on zoom only for December.