

RIVER BEND PARK BOARD MEETING MINUTES

December 8TH, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:36pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the November 2021 board minutes as written unless there are any changes needed. Seconded by Ms. Okert.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

A total of 8 votes were cast – Motion carried

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the November 2021 financial statements as reported. Seconded by Mr. Ragan.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

A total of 8 votes were cast – Motion carried

5. REPORT OF THE PARK MANAGER

Jericho Smith reported the following:

- Water has been shut off
- About 1/3 of electric boxes have been taken down
- Other projects have been started

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Mr. Ragan brought up the creek between block 8 and the private property on the other side. Jericho Smith stated that the park was not going to clean it out because the park does not own any of that property. It was then suggested that a survey be done to determine if the park does own any property over there. Mr. Ragan stated that it would go on record that the board don't care about the property owners. Other board members stated that is not what the board is saying. Board members are concerned with property damage, but that is private property that the park does not own. The trussell project between block 6 and the playground should help with water flow. This item was tabled.

Mr. TJ Smith talked about the license plate vs sticker options for ATV's, etc. He said that license plates are the best way to go. A lot of POA members already have some. Ms. Okert stated that she can make license plates. License plates are a standard size, you can make the lettering bigger. They can also be reflective. Ms. Dodd asked how we are going to enforce this. Ms. Okert stated she has ideas for that, but they will be presented at the January 2022 meeting.

Mr. Holder stated that he has not contacted Lynn Dail as of yet, but will get in touch with him. He is going to find out if we have a clear title or not.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Mr. Ragan asked about the possibility of off season pumping for a fee. He stated that having employees year round, we should be able to do it. Mr. Ragan stated that he read the ADEQ permit and it doesn't mention that we can't do off season pumping. Ms. Bondi brought up the fact that the employees aren't working all day or all week, and that we can only count on 2 of the 4. Plus the fact that they have other major projects they are working on. She also stated that we have no water, which mean the pumper truck can't be cleaned out. If we trucked in water, we would have to pay for it, and have to have a place/container to keep it in. We have no warm building to keep the pumper truck in to keep the valves and waste from freezing. It would have to be re-winterized after every pump. Mr. Ragan asked about the any pumping being done of the winter at all. It was stated that no pumping is done. He asked about the port-o-potties and one bathhouse being pumped, it was stated that the employees don't use them so they aren't pumped. And that there is not a bathhouse left open.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

Ms. Bondi went over the 2022 Budget numbers. She stated that some items have gone up in price, like water and garbage. Mr. Ragan asked about the fuel budget, it was lowered. Ms. Bondi said that the gas is not walking out the door now, and that most of our new equipment is using diesel. Diesel is cheaper than gas. Mr. Ragan made a motion to accept the budget as proposed. Seconded by Mr. TJ Smith.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

A total of 8 votes were cast – Motion carried

12. ANNOUNCEMENTS

Ms. Bondi asked that if anyone knows whose camper is sitting on the hill with no lot/block on it and no permit to please have them contact the office.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on January 12, 2022 at 6:30pm at a place to be determined. Seconded by Mr. TJ Smith. Motion passed by majority verbal Ayes. Meeting adjourned at 7:41pm.

RIVER BEND PARK BOARD MEETING MINUTES

December 15TH, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:40pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder (joined late) and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

President White stated that this meeting was called to discuss a bathhouse proposal. He then turned the meeting over to Mr. Jericho Smith. He stated that we have an opportunity to get a 24x25x8 building installed in block 6 (bathhouse 4) for \$8000. He will take down the old building and reuse the materials on the new bathhouse. He says this can be done between \$15,000 to \$20,000.

Mr. Ragan asked why block 6, it was stated because that was the worst bathhouse. Mr. Ragan then stated he was concerned about the crossing between block 6 and the playground and it not being passable after the bathhouse is completed. Mr. Jericho Smith stated that we have culverts coming to fix that issue.

Mr. Jericho Smith then stated that he wants to use the roof to create the showers, and the cypress from the outside to finish the inside. He would need to purchase new toilets and sinks, rewire the electric. The new building will have a 20 years warranty, and it will go on the existing concrete pad.

Ms. Dodd asked where the extra \$20,000 is coming from as to why we have it all of a sudden? Mr. Jericho Smith explained that its not all of a sudden, we have had it all along because of conscientious spending throughout the year. She asked why did we have to take a loan out on the lawnmower if we have this money. Ms. Bondi explained that the lawnmower itself can be used as collateral. That the leech lines and culvert work is not a physical item, the bank would make us put down more money for those than on the lawnmower. Ms. Dodd then asked why are we doing a bathhouse instead of just paying for the lawnmower, that we can get by with the bathhouse as is, being nasty or whatever. President White said that the lawnmower is the priority. The bank won't give us a loan on leech lines, or a bathhouse or the culvert. The culvert isn't going to cost as much as originally thought, so that saved us a ton of money Now we have the money to do the bathhouse, which is something we have needed to do for the last 5 years. This is an opportunity that has presented itself. By getting a loan on the lawnmower, we are able to do 3 things for the park instead of just 2. Ms. Dodd asked why we just don't take the \$20,000 and pay off the loan for the lawnmower and not be indebted. It was stated that we could, but we won't get a bathhouse. We have to fix the bathhouses. She then asked could we not raise funding for the bathhouses if that's a huge priority because no matter how we slice it, we are always in the red and we should be in the black.

President White reminded everyone that we had one year we had to take out a loan to even open the park. This year we are in the black. He said do we have loans, yes. Do we have to have loans to operate, if we are going to keep the dues at \$775, then yes, we need loans to get a pumper truck and get a lawnmower to make some capital improvements. He stated that yes, we could pay off the lawnmower and do 3 birds instead of just 2. Mr. Ragan brought up the fact that we have been hearing about bathhouses being fixed for a long time.

Ms. Dodd said that she is not basing it off of government and postal and how they run their finance, but off her personal finances, while she understands you have to build credit and everything, but if you listen to Dave Ramsey, can we take that \$20,000 and use it somewhere else. Can we not have a conversation with other people in the park? To see if they want to raise funds for bathhouses, or something else.

Mr. Cooper stated that if we stayed even (in the black) every year, that park will fail. We are trying to keep annual dues where they are and make it affordable for everyone. And to do that, we have to get loans for the bigger items.

President White mentioned that we had a bathhouse committee and nothing was done.

Ms. Dodd stated that she hasn't been on the board to help move things in motion, and there are new POA that want to get things in motions, can we set a time limit to raise money up to this date, then whatever we don't have, we use money. Even if we save \$100, it could go to the leech lines.

Mr. Cooper stated that he has been on the board the longest at this point, and that he hears all the time that POA members want the bathhouses fixed. A few years ago, they were going to take any extra money and do that. There hasn't been any extra money at the end of the year. Mr. Ragan stated that he hears the same thing from POA members, that bathhouses need to be fixed.

Ms. Dodd said that she isn't saying they shouldn't be fixed, or don't need to be fixed, but that if bathhouses has been a subject for years, why hasn't something been done before now. Mr. Cooper said he just explained that. We didn't have the funds, and now we do. Ms. Bondi stated that a fundraiser was tried in February for the bathhouse and only \$500 was made. Ms. Dodd asked where that money was, Ms. Bondi stated that it has been sitting in the Special Account.

Mr. Ragan called for a question, President White stated that there hasn't been a motion made, so there is no question so to speak. He then stated that we have discussed this and feels like we have heard every side of this. The people in block 6 and that end of the park have needed a bathhouse for far too long. They've had so many issues down there. They got the fans first because we needed to try them somewhere and they needed it the worst. We have been working at this to make it happen. This is a big day that we are finally able do this. President White stated that he is proud Jericho Smith and the way he has been a good steward of how he spends money as a park manager. He is glad of Ms. Bondi as to the way she oversees the money. He is proud of the board and the way they have operated to

get here. We have to make a decision now to do this project, or we won't be able to do it. Because of the time it will take to get the bathhouse completed, getting materials in and the lead time on ordering the building, it needs to be completed before seasoning opening.

A motion was made by Mr. Ragan to accept the bathhouse proposal. This is to tear down the current bathhouse, put up a new metal building, save the materials that can be repurposed in the new bathhouse, using the funds between \$15,000 and \$20,000. Seconded by Mr. Cooper.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Jeremy Glass, Ryan Holder and Thomas Smith. The following board members abstained: Mary Beth Dodd.

A total of 7 votes were cast – Motion carried

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

None

4. APPROVAL OF FINANCIAL REPORT

None

5. REPORT OF THE PARK MANAGER

None

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

None

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on January 12, 2022 at 6:30pm at a place to be determined. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes. Meeting adjourned at 7:22pm.