

MINUTES RIVERBEND POA MEETING

01/17/2015

Call to Order by President Kelly Newcom. Board members present were Julie Moss, Vicki Rouse, Trish McNatt, Carol Meilke, Johnny Clayton, and Clarissa Brown.

Clarissa Brown was introduced as the newest board member who filled the vacancy created by Anthony Hunt.

Monthly Reports:

Vicki Rouse presented the monthly Treasury report. Mandy Cook made a motion to accept the report. Carl Meilke second the report and it was approved by vote from the POA.

Carol Meilke presented the minutes of the December POA meeting. Mandy Cook made a motion to amend the minutes to reflect that Don Spillman's motion to hire a park maintenance supervisor was for someone outside of the park if Cotton Moss is not rehired. Angie Ostermeier second this motion. Mandy make a motion to accept the minutes as presented with the amendment, Carl Meilke second the motion. The minutes were approved by vote from the POA.

Old Business:

- Audit: Possible for Ballard and Ballard to complete once account is in place and set up.
- Job descriptions for employees completed
- Accounting services: Ballard and Ballard have been hired

New Business from POA Board:

- Lawsuit from property owner over requested reimbursement of assessments from a previous year the PO did not stay in the park. Kelly Newcom will get another board member to go with him to court since this is a small claims court case. Discussion ensued when Amanda Johnson asked whether it was legal to charge property owner assessments when they have not been in the park and if it is legal to maintain accounts receivables for these property owners. Gail Davis said there had been two Real Estate Attorneys who said the DOR was still in effect and that assessments could be charged even if the property owner did not stay or use the park. She also said that the previous attorney said that the focus should be on those who have paid assessments.
- A property owner inquired about the board saying that according to Mandy Cook in a previous board meeting that property owners are not responsible for assessments if they did not utilize their lot or use the park's services. Carol Meilke said that was the opinion of one board member who was not speaking on behalf of the whole board.
- High cost is being incurred with the garbage pick-up. Kelly is going to check some other possibilities that may be more feasible.
- Park will open on March 13, 2015
- Property owners need to pay assessments before arriving to park to ensure their electric has been connected
- Park Manager has been hired contingent on passing of background check and drug screen. He will begin 02/01.
- Decrease in price of replacement keys to \$5.00
- 2015 Operating budget was reviewed. Don Spillman made a motion to accept the budget. Carl Meilke second the motion. The budget was approved by vote of the POA.
- Kelly addressed the bickering and fighting amongst some of the property owners. He asked that everyone get along and be respectful.
- Kelly Newcom encouraged property owners to get involved and join committees.

New Business from Property Owners:

- Gary Gartman asked about being able to stay in the park when it is closed. He was told that if someone were to stay in the park there would be no facilities open and electricity is turned off. No one can get anyone from

going to their property however, there will be no way to dump any waste during the winter and there could be hefty fines and possible closure from ADEQ if someone was to dump any sewer waste in the park.

- Gary Gartman also questioned the possibility of gaining ownership of the electricity and water in the park. The park at this time is not financially able to make these purchases.
- Carroll Malone asked about gate attendants and security for the park. The profit from ice sales will pay for a gate attendant to work and weekends and for two on holiday weekends. Shifts of park employees will be staggered so more hours will be covered. Also, the county will be patrolling the park.
- Amanda Johnson asked if a sales tax permit is needed for the ice. Deanna Clifton said it is not required.
- Amanda Johnson also said she had inquired with the department of Health and that property owners who have abandoned their lots can be fined.
- Gail Davis requested her and her husband William be removed from the abandoned lot and mowing committee. She also suggested a letter concerning abandon lots and mowing be sent out with the assessment notices.
- Don Spillman addressed concerning with the "official" Facebook page and that Terry Rogers should not be removing board members from the page because it is limiting their free speech. A new Facebook page will be started and the board members will be the administrators.
- The main gate will be moved back to the entrance by block7. The ice machine will be moved to an area by the office.
- Mel Herring asked if there is a limit to the size building that can be placed on a lot. Kelly said because according to the attorney the current DOR is void there are no guidelines.
- Mike Phillips asked about electricity in the park and then made a motion to table the discussion until next meeting. Angie Ostermeier second the motion and it was approved.
- Cotton Moss addressed the property owners and said he would not be taking the park maintenance position for 2015.

Motion to adjourn by Amanda Johnson and second by Mel Herring. All voted in favor and the meeting was dismissed.

River Bend Park POA Meeting

Amended

02/14/2015

Call to order by President Kelly Newcom. All Board members were present : Trish McNatt, Julie Moss, Vicki Rouse, Kelly Newcom, Steve Evans, Pat Oliver, Carol Meilke, Johnny Clayton and Clarissa Brown.

Steve Evans was introduced as the newest member of the Board who filled the vacancy created when Wayne Reece Resigned. Gail Davis asked if Amanda Johnson was not next in line. It was explained that in a previous Board meeting it was stated that Steve Evans was next in line. He was asked and then at the Wednesday Board meeting it was brought up the Amanda was actually next. The position had already been offered to Mr. Evans and the Board needed to stand behind the offer. The situation was explained to Amanda and she declined at the time of the Wednesday Board meeting. Julia also stated that John Dahm is the next in line if a position is vacated.

Monthly Reports:

Minutes of the January POA meeting were presented. Angie Ostermeier made a motion to accept the report. Mandy Cook seconded the motion. It was approved by a vote of the POA present.

Vcki Rouse presented the January Treasures report. Gail Davis asked what the Tax payments were for and was told it was payroll. Mandy Cook asked if the Entergy bill was for 2 months and was told it was. Mandy Cook made a motion to accept the report. Angie Ostermeier seconded the motion. It was accepted by a vote of the POA present.

Old Business:

- Gary Garman asked about Individual electric poles in the park during the last meeting. Gail Davis asked if the issue of property owners getting electric through entergy was already decided. It has, any property owner may contact entergy to get their electric service. He will get with someone to find out what he needs to do and who he needs to call.
- Staff being hired for lead Maintenance position and Maintenance helper. It was announced that the Lead Maintenance Position was being filled by Jarrod Giles. He has plumbing and general construction experience. And Gerald Ostermeier for the Maintenance Helper. Mandy Cook brought up that in a previous meeting that it was voted on that No property owner would be employed by the park. Even though the person who brought the motion had rescinded it she

seconded it and did not. The motion still stood. Mandy Cook made a motion that No person who owns property in River Bend Park could be employed. It was seconded by Gail Davis.

- Discussion then began on the subject of Employment. Kelly discussed that the Board had decided to allow Jonathan to hire the employees. He chose Gerald because he knows the park and how things work. Gerald is being hired as an employee not a boss. Kelly read a Maintenance report on the Tractor, Dump truck , Mini trucks and other equipment that Gerald had helped to repair saving the park money. He also stated he told Gerald that Gerald would be under a microscope and watched by everyone. Kelly announced to the Property owners there that we came close to not having water when we opened if at all for the season. That the health department will allow us to open. He made the statement we were all part of the River Bend family even though we don't all get along and should be working together. Jerry Brown stated that we have 300 members in the park and were allowing a small group to vote on this issue. He also stated if he was the new park manager and was second guessed first thing he would hand it back to the POA and let them have it. The motion came to the floor and was voted on. Motion was not accepted.
- Our new employees are Jerrod Giles as Lead Maintenance and Gerald Ostermeier as Maintenance helper.
- Update on the law suit. Kelly talked to the property owner who had filed and it has been dropped. The property owner did not want to pursue it.
- Garbage Pick up. After asking around it was determined that we would not be able to get garbage picked up any cheaper than what we are currently paying.

New Business by Board:

- Virgil Griffin met with the Board and offered the water system to the park for \$150,000. Kelly has talked to the Health Department and we will be allowed to turn on the water this season but the tanks have to be sanded and painted before next season. That Kelly has called Greg Griffin whose name is listed as owner. Kelly will also need to talk to our banker to see what our options are. Amanda Johnson asked if the land was included with the purchase, Also if a Title search would be done and if we can include the property at the Main Gate in this. The land was included, we would have a Title search before purchase and we would look into the Main Gate property. Deana Clifton asked if that would include everything and that Virgil would have no more ownership of anything to do with the park. It will be looked into. Mandy Cook asked if we needed anyone else to sign off on the water system property. We are not sure at this time if anyone else will be involved. Deana Clifton asked about checking taxes for that property and if Wayne Watkins was involved with it. Carol Malone asked if Wayne Watkins would have anything to do with the park. It will be looked into before agreements are made.
- Assessments for 2013 and back will be removed from the accounts receivable . This does not include electric usage or payments made on a years assessments. Gail Davis asked if the park would notify owners about not owing assessments from 2013 and if they didn't use the lot could come back. The park will send out a letter and it will be put on face book.

- Was discussed that Mitch Johnson had volunteered and was getting the property owner boxes plugged back in to get ready for opening. Vicki Rouse said we needed a copy of his license in case it was asked for. And it was stated that we needed to keep up with who had paid assessments or used electric.
- Meter Reading will be moved to the first week of the month to coincide with Entergy meter readings. The park usually reads its meters 3 weeks after Entergy.
- Property Owners may vote in the 2015 elections if assessments are paid for 2015 and no electric balances are due from 2014. Only notarized marked ballots sent via United States Postal Service will be accepted for election.
- The charge for KW hours by the park need to reflect what Entergy charges. The charge will remain the same for now.
- Board Meetings can be open and POA members can come and observe. POA members can only speak if they are placed on the agenda prior to the meeting. The Board may go into Executive session to discuss sensitive issues such as employee issues that need to be kept private. POA members will be notified of board meetings via the web site and Facebook.
- The next board meeting will be March 14, 2015 at 9:00a.m. at the Community building followed by the POA meeting at 10:30a.m. Agenda is due March 7th.

New Business from the floor:

- Van Booth asked if it was possible to put a sticker on Property owners property to note that they paid assessments. This will be looked into.
- Amanda Johnson asked for an update on an electric gate. So far there has been no new information.
- Electric will have tags and will be turned on when every lot is ready. Gail Davis asked if assessments are paid by the 13th will they be allowed to turn on the power. It may be possible to get things turned on early.
- Gary Gartman asked about the park putting in a self serve Ice machine. This was looked into and the park could not find a vendor who wished do put one in without either the park paying for the machine or taking all the profits.
- It was asked if the park would send out paperwork needed for registration. The park is in the process of trying to get that done.
- Lisa Glover asked how to put in a change of address. Julie told her to see Jonathan in the office he would take care of that.

Mandy Cook made a motion to adjourn. Amanda Johnson Seconded. Motion Passed. Meeting Adjourned.

44 signed in for the February 15, 2015 POA meeting.

River Bend Park POA Meeting

03/14/2015

Call to order by President Kelly Newcom. Board members present were: Trish McNatt, Julie Moss, Vicki Rouse, Kelly Newcom, Steve Evans, Carol Meilke, Johnny Clayton and Clarissa Brown. Pat Oliver was Absent.

Monthly Reports:

Minutes of the February POA meeting were presented.

Amanda Johnson made a motion to wave the reading of the minutes and it was seconded by Suzanne Parker. All in favor.

Amendments were requested. Mandy Cook made a motion to accept Minutes with amendments and Robin Jones seconded. All in favor.

It was discussed about copies of the Treasurers report and Minutes being in the Office. The Park Office does not have copies of all months. Mandy Cook stated she would get copies of any Minutes that she has.

Vicki Rouse presented the January Treasures report.

Robin Davis asked Question in the Maintenance Account of purchased made at 8:08 and 8:25 on February 10. It was explained that the Board has not received a break down yet and that Jonathan would be getting some help from Board members on what was needed.

Irene Rogers asked why we didn't have an itemized list for the receipts? We will be getting one next month and will also get the one from February.

Lavern Rogers talked about Jonathan having access to money without Board oversight.

Irene Rogers wants to know where the money has been spent so far. She was told that she could go to the office and ask to see the receipts and ask Jonathan about them.

Rick Rasden asked about Jonathan Payroll checks. He gets paid every 2 weeks but he received checks that were 6 days apart. After some looking it was determined that the dates being looked at were when they cleared the bank not when they were written.

Gail Davis asked how much Jonathan was paid by the hour? The answer is 12.02.

Robin Jones asked if Jonathan wrote his own checks? The answer is no.

Gail Davis asked if Ballard & Ballard were doing Payroll and writing checks? They are. The Payroll will be Direct Deposit once it is set up.

Mandy Cook made a motion to accept Treasurers Report. Amanda Johnson seconded it. All in favor.

Old Business:

- Virgil Griffin has made an offer to the Park to sell the Water System. It would be \$115,000.00 and we would get the \$5,000.00 water deposit the Park paid to Hardy back at the end of the year. We tried to include the Main Gate property but Mr. Griffin would not include it. The Board has voted to accept.
- Gail Davis asked about a Title search? The bank will perform one.
- Mandy Cook asked what collateral we would be using? The Park will use the Water System itself as Collateral.
- There was discussion on the length of the loan and possibly getting bond money.
- Gail Davis asked who was going to sign for the loan? The Board will sign.
- Mandy Cook recommended we check with our insurance company to make sure the Board would be covered if we signed for a loan.
- Angie Ostermeier asked if this included the pump house on the gravel road that was not used. It does.
- Mandy Cook recommend that a Real Estate Attorney look at the legal descriptions to make sure everything is in order.
- Lavern Rogers talked about when Hardy was talking about annexing the Park into the City that there were several reasons why they did not. And that we should look into everything. Part of that reason was the City of Hardy did not get the grant they had applied for to accomplish the annexation.
- Robin Jones made a motion to proceed with purchase. It was seconded by Angie Ostermeier. Amanda Johnson asked if both were members in good standing. They are. All in favor.
- The Board talked about the new Water Operator. Seven Bandett was recommend. He came down and looked around. The Water Operators job is to test the water, do reports and deal with the Department of Health concerning the water.
- Robin Jones asked how much he charged? It is \$250.00 a month which is more than the \$100.00 a month we paid last year.
- Cotton Moss asked about a Boil Order? It is in effective and needs to be posted.
- Water will be tested this week.

New Business from Property Owners

- Dawn Rasden requested light bulbs be replaced in the Bath Houses to keep them lit up.

Ray Sharp gave a presentation to the Property Owners for an advertisement package. He also played a commercial sample. It would be \$775.00 for 3 months.

- Mandy Cook asked if this opens things up for everyone to request advertising. Robin Jones stated that if he got paid at the end of the year it wouldn't look like bartering. Carol Meilke asked how many lots the Park has to sell and if word gets out there we might be able to sell some. Amanda Johnson made a motion to purchase the advertising. It was seconded by Angie Ostermeier. Vote taken. 15 for. 3 Against.
- Lavern Rogers stated that the Park was nothing compared to what Wayne Watkins had. Advertising helped him.
- Mandy Cook stated that advertising needed to be on the budget for next year.
- Dawn Rasden requested Portable toilets for Block 8 since they do not have a comfort station. Mandy Cook inquired about possibly renting. The Park will look into getting a couple of Portable Toilets. Mandy Cook asked if they could be pumped? Yes they can.
- Mandy Cook asked about the reimbursement for Mitch Johnson? Yes the Park will reimburse him for expenses.
- Vicki Rouse asked about a lot the Park owns that her friend was looking at. The Board has voted to sell it.
- Gail Davis asked if Ballard and Ballard will Audit 2011-2014? The Board is still inquiring.
- Lavern Rogers asked if property owners needed to ask the Board before getting there own utility poles? They do not but they do need to pay assessments.
- Gail Davis asked if anything was being done to the Bylaws. The Park would have to file what has been voted on. The attorney said that they had been changed and would have to be represented to the POA membership.
- Kelly Newcom asked for volunteers for the Committees. Amanda Johnson stated that nobody wanted to be on Committees and they change every year. But the park needs at least 5.
- Gail Davis asked about George Masters Property. Wayne Watkins had signed a quit claim deed to all the property inside the park giving his interest to the POA. The Property owners just need a deed and the Park will sign off on it.
- Gail Davis referred to her Email to the Park about Job descriptions. Would Property Owners be able to view them. Yes they will.
- Lavern Rogers asked if Jonathan was bonded. No he is not. Stated that he needs to be.

- George Maters asked if the Park will sign and Quit Claim deed then why not file it for everyone. Gail Davis stated that it doesn't effect the property or the selling of the property. That it doesn't show up.
- A gentleman asked about the old abandoned campers in the Park and if we can clean them up. We will be sending out a letter on the abandoned property. Mandy Cook stated that if the State owned them then the Park couldn't touch them. Amanda Johnson stated that the Department of Health said they can be fined.

Amanda Johnson made a motion to Adjourn it was seconded by Ted McNatt. All in favor.

Adjourned

Minutes taken and prepared by

Clarissa Brown

Secretary

River Bend Park Property Owners Association, Inc.

River Bend Park POA Meeting

04/11/2015

Call to order by President Kelly Newcom. Board members present were: Trish McNatt, Julie Moss, Vicki Rouse, Kelly Newcom, Pat Oliver, Carol Meilke, Johnny Clayton and Clarissa Brown.
Steve Evans was Absent.

Monthly Reports:

Minutes of the March POA meeting were presented by Clarissa Brown

Richard Blair made a motion to accept which was seconded by Angie Ostermeier. All in Favor.

Vicki Rouse presented the March Treasures report.

- Mrs. Bright asked about the Profit and Loss statement which showed we had taken in \$289,075.00 in assessments this year. That is inaccurate. It was explained that with taking off assessments from previous years that go in the Bad debt write off account in the Quick books program added it to the assessments and the expenses. Jonathan will be getting with the accountant to get this fixed.
- Gail Davis asked about the payroll being different every time. The employees get paid hourly every 2 weeks. If they have more or less hours the payroll would be different.
- Angie Ostermeier asked about Entergy payments which were the same. The Board will look into it.
- Lavern Rogers asked about how many have paid assessments this season. 99 have paid full assessments and 103 has paid at least half assessments.
- Dawn Rasden asked about the water bill. The park has had leaks and are still looking for possibly more.

Angie Ostermeier made a motion to accept the Treasurers report. It was seconded by Peggy Williams. All in Favor.

Old Business:

Update on the Water System:

The Park has had leaks, and was using 20,000 gallons of water a day. The Park was notified about how much water we were using and everyone has been out looking for leaks. This included inside and outside the park. One large leak was found by Gerald down by the dump field and it has been repaired.

- Gail Davis asked if anyone had looked at Renee Clays where there was a problem before or did they reroute that pipe. Kelly said he would talk to Mrs. Clay.
- Kelly Newcom stated this would cost money to find and fix leaks but we had to get things manageable.
- The Bank has given the POA information on a loan with lengths of 7, 10 and 12 years. The 7 year will be \$1,300.00 a month, the 10 year \$1,000.00 a month and the 12 year \$880.00 a month. It will be \$20,000.00 down. Gail Davis this could be cheaper that what we were paying per year now. Sue Sharp asked if Virgil was still in charge. The Park is handling things. Nathan Williams asked if we had meters coming into the park. We do not but it is one thing that we need to have done once the purchase is complete. Gail Davis asked which tanks we were buying. The park is buying both but the Park is the only customer for the water.
- The Board is setting up a meeting with the loan officer at the bank to have questions answered.
- Mrs. Bright asked what guarantee we have that when we buy the system that someone won't come in and claim they own it. The bank will perform a title search along with getting an appraisal of the property.
- Gail Davis asked if Wayne Watkins has signed that he has no interest in the Water system. He has not.
- It was discussed that it would take some money to pay the down payment and then the monthly payments. The Park would also need a back up pump, meters coming into the park and would have to cap off any lines going off our system up to the tank. Steve Miller stated that if we put meters in where the water comes into the park we could hold off on capping. Gail Davis asked if Virgil was getting the usual 10%. He is not.
- Laverne Rogers suggested that we follow the water real close, so we can keep up with it. The Maintenance crew is checking the meter at hardy daily to see how much the Park is using everyday.
- It was asked if the Boil order is still in effect. Kelly Newcom stated he forgot to check with the water operator and we don't yet have the results. Julie Moss asked if results could be sent to the PO Box. Kelly Newcom will call and ask about sending us the results.

New Business:

- The Board is working on getting job descriptions available for viewing. What we have is in a binder available in the office.
- Steve Miller asked if the Park Manager was in the park on weekends and what hours he works then. The Park Manager is in the Park on Weekends Saturdays 8-6 and Sundays 2-6. Steve Miller also stated we need a Park Manager 24/7 on the weekends.

- Sue Sharp asked who answered the park phone on weekends. The Park Manager while on duty. If there is an emergency Gerald who is in the park will take care of it.
- Gail Davis asked if the power is on. If the lot has a meter then the power should be on.
- Steve Miller asked about people not paying. Jonathan is checking on people who haven't paid and giving them time to pay before they are shut off. Mr. Miller also stated that they should not have been turned on if they haven't paid. Kelly explained that the Park hooked everyone up at once instead of taking man hours one by one.
- Mrs. Bright stated that the Park is trying something new and we could go back to the other way if it does not work. Kelly stated that we would keep them on but put locks or clips on the box.
- Steve Miller asked if someone was found using services without paying would they be turned off. Kelly stated that they would be given a few days to pay.
- Carol Meilke stated that she felt there would be very few that use power without paying. The Park is a business and there would be no favoritism.
- Gail Davis asked how many didn't pay last year while using services. None they were not turned on until they paid.
- Kelly Newcom asked how we could all start complaining when the park has only been open a month.
- Nathan Williams stated it would cost money to turn power on and off and buy tags. It was being looked into.
- Lavern Rogers asked if cards were being given out. They are available at the office.
- Robert Strehlow asked why we can't get more property owners to meetings. That there is a small group making decisions. The Board cannot make property owners come to meetings but we would try and get more to attend.
- Kelly Newcom stated that a lot of people have put a lot into bringing the park back. That is a division in the Park. We are trying to move into the future and have everyone to come together and help.
- The Pumper truck will be available on Monday and Fridays. It will also be available in case of emergency. Peggy Williams asked how many emergency pumping? Management will watch for abuse. Robert Strehlow asked if we were getting a new pumper truck. Kelly Newcom stated that one was found in Nebraska but we are going to be spending a lot on the water system. When he made the promise of a new pumper truck he didn't know that Virgil Griffin was going to make the Park an offer to buy the water system.
- Steve Miller made a motion that we need the water system and road work before we buy a new pumper truck and to wait on it. It was seconded by Angie Ostermeier. It was put to a vote. All in favor.

- Peggy Williams asked if the Pumper truck broke down. The Park would see about having it fixed and look into a new one at that time.
- Lot numbers will need to be on the pumper board for Monday and Friday pumping.
- Robert SSt
- Julie Moss has offered the use of gas tanks to the park. Steve Miller has offered to donate a gas tank to the Park. To be used instead of gas cans.
- If any property owner has an old key it can be exchanged in the office for a new one. Sometimes the edges wear down where they do not work properly.
- Sue Sharp asked if the Park was going to mow common areas or everything. Jonathan would like to keep everything cleaned up and have everything looking good.
- It was brought up about who should have keys to the office and Activities Room. Lavern Rogers asked if there was an accident how would others get in. Gail Davis stated that the Treasurer should have a key to the office. Kelly Newcom stated that Jonathan could not be held responsible if others had keys to the office. Jonathan will have keys to the office and Vicki Rouse and Dave Brown will have keys to the activities room.
- Lavern Rogers asked if President Kelly Newcom was making too many decisions for the board. Kelly Newcom asked the Board if they had a problem with the decisions he has made. No Board member responded. Lavern Rogers also asked if Kelly had read the Bylaws on the job of President. He had. Gail Davis stated that one person does not have control. That Kelly should not be able to make decisions.
- Carl Meilke asked about the fence on the Main Road. Kelly said we may have it white washed and cleaned up.
- Dawn Rasdon asked about an emergency exit in Block 8. That is not in the plans at this time.
- Lavern Rogers brought up spending in the park. Receipts are available for the POA to review and ask questions.
- Robert Strehlow asked when the pools would be open. When it warms up around Memorial weekend.
- The Election was addressed. It will be Memorial day Week and the Bylaws state that the Park must mail out ballots and bios for all candidates. This has not been done over the last 4 years and would be a huge expense. The Board is bringing the issue before the Property Owners to vote on it.
- Dawn Rasdon asked about options. The Park can mail out the ballots as stated in the Bylaws or to continue as in the past elections and notify people at the gates and on the website and facebook sites.
- Gail Davis stated that the Bylaws do not need to be filed at the Court House since they are in the minutes of one of the 2010 meetings. We would need to talk to the attorney and get them updated so they can be used.

- Steve Miller made a motion to run the Elections as they have been done in the past instead of mailing out ballots. Sue Sharp seconded it. All in favor.
- Peggy Williams asked about what constituted good standing. At least half assessments paid and 2014 electric paid.
- Lavern Rogers asked if absentee ballots have to be notarized. Yes it does and Ballot must be written on outside of envelope.
- Angie Ostermeier asked how the Property Owners out of state would be notified. It will be placed on the website.
- Gail Davis asked about the purchase of a battery for a dump truck. The dump truck belongs to Lynn Dail and he allows the park to use it. Jonathan was told to make sure everything was up and running.
- Steve Miller made a motion to adjourn and it was seconded by Peggy Williams. All in favor.

Adjourned

Minutes taken and prepared by

Clarissa Brown

Secretary

River Bend Park Property Owners Association, Inc.

River Bend Park Property Owners Meeting

May 9, 2015

Board Members Present: Kelly Newcom, Vickie Rouse, Julie Moss, Trish McNatt, Steve Evans, Pat Oliver, Johnny Clayton, Clarissa Brown

Board Members Absent :Carol Meilke

Call to order by Kelly Newcom

Minutes presented by Clarissa Brown

Mandy Cook Made a motion to accept the Minutes. Richard Blaird Second. All in favor

Treasurers Report presented by Vicki rouse

Gail Davis asked how much are meters? Julie Moss said about \$50 a piece.

Mandy Cook asked about bad debt write off If it was back assessments that we wrote off. Clarissa Brown stated yes.

Mandy Cook made a motion to accept the Treasurers Report. Richard Blair second. All in favor.

Old Business:

- Update is the bank is working on it. Sent an email to get more information.
- Gaid Davis asked about terms and collateral. System itself will be the collateral. The bank will collect assessments until the payments are paid if the park fails to make the payments. Asked about the bank calling in a note and Kelly stated they will work with us. Gail Davis would like to see it in writing. Richard Blair asked if they have they done a title search. It will be done before it is signed. Carol Malone asked if the Property Owners will get a copy of the agreement if they wish. Yes it will be available.
- Water leaks: Carol asked if it was a water main. No it was a 3 inch pipe. Block six leak fixed. Valve was shut off. Gail Davis stated the board had discussed the water bill and asked if we could put note in with electric bills stating that we are buying the water system and that we need to conserve water.
- Kelly Newcom said to watch for people just turning on water and leaving it. Leaks has dropped water usage but we still may have a leak somewhere and are looking for it. Look for standing water or squishing ground and let someone know. Ruth Littles asked if lines go across the common ground. They are everywhere but they are buried deep.

New Business:

- What is done in the park? Mowing and working on pool and filling holes with more gravel. Gail Davis asked about vacant lots also but they are tall and will need more than just the mower. There is a pile of limbs and garbage bags in block 6 it seems someone using it as a dump spot. The park will be fixing 2nd mower and get it up and running. And will clean up the dump spot.
- Election is coming up and Kelly Newcom said he dropped the ball. Should have signs up already and they will be up today. MandyCook asked if election still on for Memorial day weekend. Marylou Rousseau said last year they weren't allowed to do that. Kelly Newcom asked if they though we should wait or go ahead. It was asked who was on the election committee. We will have to ask.
- Gail Davis asked if Vicki Rouse wasn't treasurer and why Clarissa Brown was getting a paid list for the election. Gail Davis asked if Vicki was overseeing. Mandy Cooks said there need s to be a report. Clarissa Brown stated that it is asked for and I just do it. Gail Davis and Carol Malone said that it seems that treasurer was taken away from Vicki Rouse.
- Staff for holiday weekends. Mrs. Huffmaster that will be on one gate and possible have volunteer for another gate. Julie Moss stated that we have thought of putting sign up the gate and they can sign up to work it. Kelly Newcom said that the holiday will be taken care of. Friday 3-9 sat and sun 10-8 and Monday 8-2. Keeping same hours for all holidays.
- Update on anyone who hasn't paid their assessments. That those services will be shut off Sunday. Mandy Cook had good idea about posting the date on the gate.
- Mr. Mallone stated that the power should not be turned on before they paid to start with. Kelly Newcom stated that all wires were disconnected and we had volunteers come up 3 weekends to hook it all back up. Some got missed. Everything was hooked back up and we are in a transition period where it would be easier to just have to turn on. Kelly Newcom said that we had problems at the beginning but it will not be an ongoing problem for this year. This year will be a little bumpy as things are changing. There are some that are using and it is about 3. Other than that people have come up and cleaned their lots. A list was made and Kelly Newcom has spoken to several and some paid and others were told that they would be shut off this weekend.
- The electric usage from 2014 has not been erased. Electric is still owed. Kelly Newcom ponted out that Jonathan has been collecting last years electric bills.
- Gail Davis asked how many have paid? 262.
- Gail Davis stated no phone numbers are posted on guard shacks. That will be looked into. It was stated they needed to be inside where they can be seen. Julie Moss said they could be put in the glass cases.
- Gail Davis asked if the park has a system in place in case of flood to move campers. Kelly Newcom said people are working on that. The Tractor can be used to move campers. It is a liability and they would have to sign a form. Peggy Williams stated that you can't get to everyone so who gets pulled first. Gail Davis said we have older people who can't get up here to move them. Tthe office was looking up phone numbers to call and have people watch the river but we don't have a system in place but are watching it.

- Dave Brown had a couple of things that he texted to Kelly as he had to go to work. He asked about street lights. The park is marking them and Entergy is supposed to come in and fix them.
- They are having a Dunking booth on memorial day and challenges the board to join in.
- Concert: Closed to the public. It will cost \$500.00. Vicki asked where it is going to be. Will have to find a place.
- Volunteers needed for the 23rd on the water slide.
- Tree at playground is leaning and Kelly Newcom is looking for someone to get it out. Mandy Cook asked about the man who came in last year. Kelly Newcom will see Toby this weekend.
- Gail Davis asked if the concert was going to be done. Yes but it will be closed to public. Peggy Williams asked if the date was set. It will be July 18. She was booking up fast so we got it set up before it became impossible to do so. Marylou Rousseau asked how much. It will be \$500.00
- Gail Davis asked if it was in the activities budget. It is not but Kelly said it would be taken care of.
- Bob Littles can see a difference in the park. Stated that if it isn't broke don't change it.

Mandy Cook made a motion to adjourn. Marylou Rousseau seconded.

All in favor

Adjourned.

Meet the Candidates:

Johnny Clayton stated he had been on the board for the last 3 years and would like to get bylaws done and finish up what he began.

Steve Evans has been on the board 3 months and has mechanical skills. Would like to keep it family oriented.

Richard Blair bought last year in block 4. His daughter and husband bought in this year. Been on several boards including the Jc's. He likes the way things are going. He is a restoration contractor and has experience to offer the park. He likes to keep meetings in order and follow the rules.

Teresa Coots has been in park 15 years and seen a lot of changes. She would like to be a part of helping it prosper. She has concerns about where the money goes. Gail Davis asked about her being on the board before and she said that she was doing job of secretary and treasurer. Gail Davis stated that everything was gone. We need the records or you have nothing to go back to verify. Teresa stated she likes it to be on computer.

Dave Brown was absent.

Minutes taken and prepared by Clarissa Brown

Secretary

River Bend Property Owners Association, Inc.

River Bend Park Property Owners Meeting

May 9,2015

Board Members Present: Kelly Newcom, Vickie Rouse, Julie Moss, Trish McNatt, Steve Evans, Pat Oliver, Johnny Clayton, Clarissa Brown

Board Members Absent :Carol Meilke

Call to order by Kelly Newcom

Minutes presented by Clarissa Brown

Mandy Cook Made a motion to accept the Minutes. Richard Blaird Second. All in favor

Treasurers Report presented by Vicki rouse

Gail Davis asked how much are meters? Julie Moss said about \$50 a piece.

Mandy Cook asked about bad debt write off If it was back assessments that we wrote off. Clarissa Brown stated yes.

Mandy Cook made a motion to accept the Treasurers Report. Richard Blair second. All in favor.

Old Business:

- Update is the bank is working on it. Sent an email to get more information.
- Gaid Davis asked about terms and collateral. System itself will be the collateral. The bank will collect assessments until the payments are paid if the park fails to make the payments. Asked about the bank calling in a note and Kelly stated they will work with us. Gail Davis would like to see it in writing. Richard Blair asked if they have they done a title search. It will be done before it is signed. Carol Malone asked if the Property Owners will get a copy of the agreement if they wish. Yes it will be available.
- Water leaks: Carol asked if it was a water main. No it was a 3 inch pipe. Block six leak fixed. Valve was shut off. Gail Davis stated the board had discussed the water bill and asked if we could put note in with electric bills stating that we are buying the water system and that we need to conserve water.
- Kelly Newcom said to watch for people just turning on water and leaving it. Leaks has dropped water usage but we still may have a leak somewhere and are looking for it. Look for standing water or squishing ground and let someone know. Ruth Littles asked if lines go across the common ground. They are everywhere but they are buried deep.

New Business:

- What Is done in the park? Mowing and working on pool and filling holes with more gravel. Gail Davis asked about vacant lots also but they are tall and will need more than just the mower. There is a pile of limbs and garbage bags in block 6 it seems someone using it as a dump spot. The park will be fixing 2nd mower and get it up and running. And will clean up the dump spot.
- Election is coming up and Kelly Newcom said he dropped the ball. Should have signs up already and they will be up today. MandyCook asked if election still on for Memorial day weekend. Marylou Rousseau said last year they weren't allowed to do that. Kelly Newcom asked if they though we should wait or go ahead. It was asked who was on the election committee. We will have to ask.
- Gail Davis asked if Vicki Rouse wasn't treasurer and why Clarissa Brown was getting a paid list for the election. Gail Davis asked if Vicki was overseeing. Mandy Cooks said there need s to be a report. Clarissa Brown stated that it is asked for and I just do it. Gail Davis and Carol Malone said that it seems that treasurer was taken away from Vicki Rouse.
- Staff for holiday weekends. Mrs. Huffmaster that will be on one gate and possible have volunteer for another gate. Julie Moss stated that we have thought of putting sign up the gate and they can sign up to work it. Kelly Newcom said that the holiday will be taken care of. Friday 3-9 sat and sun 10-8 and Monday 8-2. Keeping same hours for all holidays.
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- Bob Littles can see a difference in the park. Stated that if it isn't broke don't change it.

Mandy Cook made a motion to adjourn. Marylou Rousseau seconded.

All in favor

Adjourned.

Meet the Candidates:

Johnny Clayton stated he had been on the board for the last 3 years and would like to get bylaws done and finish up what he began.

Steve Evans has been on the board 3 months and has mechanical skills. Would like to keep it family oriented.

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Dave Brown was absent.

Minutes taken and prepared by Clarissa Brown

Secretary

River Bend Property Owners Association, Inc.

River Bend Park Property Owners Meeting

June 27,2015

Board Members Present: Trish McNatt, Clarissa Brown ,Teresa Coots, Richard Blair, Vicki Rouse, Steve Evans, Carol Meilke

Absent: Pat Oliver and Kelly Newcom

Call to Order: Richard Blair

Kelly had to leave for a cookout. We welcome to you all here and will try our best to keep things in order. He will do his best to get to everyone so they have a chance to speak.

Mitch Johnson made a motion to suspend the meeting while a train goes by. Mandy Cook seconded. All in favor.

Minutes presented by Clarissa Brown

Motion to accept the minutes was made by Don Spillman. Julie Moss seconded. All in favor.

Treasurers Report presented by Vicki Rouse

Motion to accept Treasurers report was made by Mitch Johnson. Steve miller seconded.

Discussion"

Mandy Cook asked about a reimbursement to Kelly. It was for a sump pump. It was asked about Jessie Carter meter reimbursement. He gave the meter back. It was discussed why Ballard and Ballard was still doing Payroll. It was discussed at the last meeting that Jonathan would take over doing it himself. Mandy Cook asked if we could get that turned over to Jonathan. Last meeting it was talked about trying to save that money by doing it through quickbooks. Johnathan stated Ballard and Ballard are still doing Payroll. Mandy Cook asked what is lacking. We have to have the program set up and time to do it. Once in place the accountant would look at it before it was moved over. It was stated that it was a lot of money every month to do payroll. Carol Meilke stated we need to set up a date and get that done. Vicki and Jonathan will set the date and get that started.

Julie Moss stated that we bought keys from Carter and noticed that we keep buying them. Asked if we have a log showing where all the keys go. Jonathan says that keys purchased is logged on quickbooks. And we have a lot of new lot owners and they get 2 keys each. It was asked Who gets to use the Debit card and there were lots of purchases on Tuesday and asked if Jonathan is off on Tuesday. It's all fuel and the Pool place in Batesville.

Stella Pryor asked how many loads of gravel for \$4500.00. 18 loads.

Don Spillman asked what are we getting for the advertising on the radio? It Advertises the park. Need Asked why we didn't get free advertisement from channel 8. And why couldn't we have an open date to have tv 8 come up and see the good things that are being done after showing all the bad things from the floods.

It was stated that the Park needs a P.A. system for meetings.

Old Business:

Water System update. We discussed at the board meeting that Kelly Newcom has visited with the banker and he wanted an appraisal but we decided we would like a title search first. The low bid on appraisal was \$4000.0. Virgil Griffin is being asked about the backup pump for the water system.

New Business

Picnic tables, Grills and Pool covers . Kelly Newcom is going to talk to the people at Grandview for picnic tables and the grills were donated to the playground by the holmes family. They will be put t on the hill and not the beach area. Julie Moss stated that a cover was in the shop for the block 2 pool. Its 2 years old with a 30 year warranty.

Mandy Cook made a motion to buy a pool cover for the block 9 pool and it was seconded by Angie Ostermeier.

All in favor.

Carol Meilke asked Julie Moss for information on where the pool cover was bought.

Ice/gate attendant

It was discussed how to staff the gates and handle the ice money differently. The board will be volunteering for the block 9 gate over the holiday weekend. Julie moss asked if we have a record of all the ice that was sold this year. Vicki Rouse stated that they have receipts and are looking into it. Richard Blair asked Julie if she had any advice on how it was done. All employees will sign for the money before they go to the gate and there are individual bags that each person will sign and it will be logged.

The Board decided to add Jared to the Maintenance account so he can go pick up supplies.

Gail Davis asked about an audit and Bylaws revisions. Kelly Newcomis checking on cost of audit. And the Accountant are waiting for us to file current bylaws. Gail Davis, Julie Moss and Carol Malone are working on bylaws now. The changes that were already voted on are going to be filed and then what ever changes will be turned in for next time.

Don Spillman spoke about board appointments. We appointed Kelly Newcom and he just happened to be next in line. If the Board does not appoint before the next meeting the POA can make a motion from the floor. Mandy Cook asked how many meetings has Pat Oliver missed.

Mandy Cook made a motion that the board verify the attendance of Pat Oliver. Julie Moss seconded. All in favor.

At that point then the Board would decide whether she should be removed and replaced. Carol Meilke stated they should look into putting into the Bylaws which meetings Board members must be at.

Don Spillman made a Motion for the Board to get back in line with Bylaws with appointments and how Elections are conducted. Mandy Cook seconded. All in Favor.

Julie Moss do we have both mowers working. Both are running.

Clint Lampkin stated that Kelly Newcom bought tape and they put x's on the street lights in the park that don't work. Where are we with them. We need to Notify and set up a nightwatch account for river bend park and they will come out and fix the ones that aren't working and put in more. Carol Meilke was told the electric company needed to schedule half a day to come in and get everything working. Lisa Glover stated that the park needs to be lit up.

Mandy Cook requests that the shop lights be left on.

Mandy Cook asked why 3 people are going out to pump campers. Jonathan stated it is quicker. It was stated it was a waste of payroll that only 2 people are needed to pump. Steve Miller stated he has not had a problem when pumping until this year and there is an odor and he doesn't think they are getting everything out of the tanks. Richard Blair stated he heard that the pumper needs high idol. Several complained of odors.

It was asked why the employees were not pumping on Friday. Because they were working on the pools. They are pumping on Saturday. Cotton is going to catch up with them pumping and show them how to do the high idol and see if that method works better.

It was asked why the pumper truck and mowers running on weekends when property owners are present. Only Jared and Gerald were working on Friday.

Clint Lampkin stated that the lights on the pools are not on at night. The pool in 9 does not have lights. We will be turning pool lights on at night. Cotton will help install light at pool 9 once the park buys what is needed. We will be closing pools on Monday and Tuesday and one will always be open

Gail Davis asked if new property owners are being giving copies of the bylaws, DOR and rules and regulations. They are getting rules and regulations. Jonathan will start giving out copies of the Bylaws .

It was asked when the electric meters are being read. Jonathan answered that his goal is to have them read and sent by the POA meeting each month. That has not happened yet but is the goal. It was asked who reads the meter. Jonathan does. It was stated that some have gotten Electric bills and it was the biggest bill of the year and that they need to be read consistently. Julie Moss said that they got the big one last month and the small one this month. If read on time it would level out. It was stated that they get there bill and it is past due and there was something from December on it. The last invoice that was received was a statement showing everything that is owed not just the electric bill.

Mandy Cook asked if July 1 was the cut off . Stated that they needed to be given 15 days according to attorney. . So we need to give 15 days notice.

Julie Moss stated that the DOR does not have anything covering the shut off of services.

Mike Ellis asked how do we regulate those with their own power poles. The board will look into it.

Gail Davis asked why the treasurer can't take money. Gail Davis stated that a property owner sells ice. Mike Ellis stated that the Treasurer should be able to accept money. Clint Lampkin stated that she can sign a check. Teresa Coots stated the computer is in the office and Jonathan is the only one who would take money. Trish McNatt stated that only Jonathan had a key to the office.

It is discussed that something needs to be enforced on speeding in the park. They asked the sheriffs department if they have authority to give out tickets. Mike Ellis stated Kelly Necome said only manager can do it. The property owners want the treasurer to be able to take money. Carol Meilke stated that it sounds like that we cannot hold Jonathan totally responsible if more than one person is taking money.

Julie Moss made a motion for the Treasurer to be able to accept money and get a receipt book but not a key to office. It was seconded by Marylou Rousseau.

All in favor

Don Spiilman made a motion to adjourn it was seconded by Julie Moss

All in favor

Adjourned

River Bend Property Owners Meeting

July 11, 2015

All members present: Kelly Newcom, Steve Evans, Teresa Coots, Vicki Rouse, Richard Blair, Mitch Johnson, Trish McNatt, Carol Meilke Clarissa Brown

Call to order: Kelly Newcom

Richard Blair made a motion that we stop discussion for the passing of a train. Carol Meilke seconded.

All in favor

Minutes presented by Clarissa Brown

Angie Ostemeier made a motion to accept the minutes. It was seconded by Peggy Williams. all in favor

Treasurers Report presented by Vicki Rouse

Angie Ostemeier made a motion to accept that was seconded by Lisa Harrell. All in favor

Carol Mielke stated that the Ice money was accidently deposited the ice money and the withdrew it to pay for ice.

Water bill up possibly because of pool, we will look into it.

Julie Moss stated that last Saturday in block 8 she was told that there was a water leak and has not been fixed.

Gail Davis stated that on June second leaks were asked about And asked if the pools are running over at night. Kelly stated we would investigate and see what is going on. We are keeping up every day usage and will try and pin point it.

Old business:

Water system we are still waiting. Kelly Newcom has been visited by Virgil Griffin and we are waiting on the appraisal.

New business:

Julie Moss stated that there are no lights at all. No flood lights on. Kelly Newcom stated we will change out the bulbs. Carol Mielke asked Julie Moss what the name of the guy who does the pool. Trish McNatt stated he doesn't do pool work anymore. Debbie stated they didn't get locked until 11 and 11:30. Gail Davis asked who locked pools up. Clarissa on weekends and Gerald doing the week. Kelly said security can see if pool is locked and if people are in after closing then they can be asked to leave.

Richard Blair asked people to say something to them if they are in later. Kelly Newcom stated he could be called.

Mike Ellis stated it seems to be an employment problem. Gail Davis stated that employees need to work staggered hours so somebody can be here at night.

Carl Meilke riding around at playground that there is only 1 swing. We need to get one to replace the one missing.

Julie Moss stated when the judge came in to sign the easement agreement we had agreed to getting a culvert in exchange. She asked if the papers were signed. Kelly Newcom said they have contacted him about that and he had a brief discussion on it. Kelly Newcom asked where the culvert was going to go. Julie Moss said it was supposed to be at the gate. They would dig it up and put in a culvert and route it to the creek.

Gail Davis asked how many gate attendants we have and are we paying with the ice money. He has a schedule of what hours the gate attendants worked. Julie Moss asked what we will do when ice money is gone.

Audit: Mrs. Malone asked where we were on the Audit. Kelly Newcom talked to Ballard and Ballard about that and they wanted new bylaws. According to old by-laws they get an audit and we need to get them audited to find the errors. Richard Blair is working on the By-laws. Mrs. Malone asked to just get an auditor to look at the books with the By-laws that are in effect. Gail Davis said according to Bylaws the Park gets a yearly outside Audit. Asking if the records are all in the office. Do we even have enough records to do an audit. Kelly Newcom said he don't know how we will do it when things are missing. Julie Moss stated that there were pictures after she left and Gail Davis stated things were missing. Kelly Newcom stated that the only thing complete is after Jonathan had a key.

Stella Pryor asked why would anyone take it. Gail Davis stated when she and Clarissa went in the office a lot of the records were gone. Carol Meilke stated that she brought boxes and then asked Janelle to take them to the office. Kelly Newcom told Gail Davis that we would ask the auditor what they need. Gail Davis asked if we are keeping a paper trail. Kelly Newcom stated that it makes things hard on everyone when someone comes up with a receipt and there is no record. Gail Davis agreed they should only be 1 key. Ruth Little asked if office was locked while nobody is there.

Mrs Thacker wants to know what we will do about loud parties. Call Kelly Newcom or the sheriff's office and they will send out a deputy to take care of it. There is no noise ordinance but they can be asked to keep it down. Mitch Johnson stated that with the deputy in the park we shouldn't have to call about it.

It was asked about the pile of brush in block 6 and stated that Block 6 needs gravel. It was also stated that Block 6 never seems to get anything. The pile will be burned. Gail Davis asked about the metal pile. It was discussed in the board meeting.

Gail Davis asked if it would be too much trouble to put past and current readings on the electric bills. Mrs. Mallone is asking about email to get her electric bill. We will be having Jonathan look into setting up email billing.

It was asked about electric being turned off for those who hadn't paid and if there has been a reading for July yet. It was stated that the attorney stated we had to give everyone 15 days notice. It was stated that at the meeting 2 weeks ago it was said that he would have the electric bills ready for this meeting. Gail Davis stated that she hasn't been able to find him.

Dawn Rasdon was asking about the burn pile in Block 8. It is going to be burned.

Jerry Brown asked if anyone was opposed to electric gates. Gail Davis asked about flooding. Jerry stated that this is not something like you would have at home. A gate that can open 110 times a day. Total for 4 gates would be about 12,000. If you go to cheap it will be a maintenance nightmare. Mrs. Malone asked if they have a machine to make up lost cards. Mitch Johnson said it was possible to get blank cards and do them ourselves. Julie Moss agreed on electric gate for Block 9.

Kelly Newcom stated that Jerry Brown is the Electric gate committee. Nobody was opposed to the gate. Kelly Newcom said right now we are going to explore it and see how much it costs. Nathan Williams stated he uses cards everyday and the cards tell the machines who you are and you will have a record of who came into and left from the park and what time. Mitch Johnson stated he deals with cards everyday and agreed we would know who was in and where they go.

Vicki Rouse made a report on the activities committee. Lauren Gray Concert is this weekend. Vicki has thanked everyone for their help and donations.

Assessments as of July 6. 269 full and 55 partial. And more have paid but it hasn't been updated.

Gail Davis stated that the Property owners voted on by-laws 2012 approved version. Richard Blair stated we don't have a record to prove that they were voted on. Gail Davis stated she has a typed up the approved version. We need to do that after the meeting.

Kelly Newcom recognized Mitch Johnson for agreeing to be on the Board. KellyNewcom is very pleased with everyone we have on the board.

Gail Davis said thank you to Julie for typing up the new bylaws.

Angie Ostemeier made a motion the adjourn. It was seconded by Carl Meilke All in favor.

River Bend Park POA Meeting

August 8, 2015

Members Present: Kelly Newcom, Clarissa Brown, Mitch Johnson, Richard Blair, Carol Meilke, Trish McNatt, Steve Evans.

Members Absent: Teresa Coots and Dave Brown

Call to Order: Kelly Newcom

Minutes presented by Clarissa Brown

A motion to accept the minutes was made by Angie Ostermeier. Carl Mielke seconded. All in favor

Treasurers Report presented by Clarissa Brown.

It was asked what the bad debt write off was. It is when back assessments were cleaned up from previous years.

Angie Ostermeier made a motion to accept the treasurers report. It was seconded by Carl Meilke. All in favor

Old Business:

Update on the water system. The appraiser came and went around and looked at everything and should be close and is charging us half of the original fee. Title search, got with Christie and they are just about done and will have to get with Greg Griffin and Virgil Griffin for some signing. Everything looks good on that. Kelly Newcom will call Joey the banker this next week.

Security lights. The gentleman from Entergy has gone through the park and mapped out everything and is setting up a street light account. All lights will be numbered so if they break down we can request fixing a certain pole. They are adding lights in darker areas and a total of 33 lights in the park. Can't get to it this week so will start, it will be a 2 to 3 day project and replacing everything with the newer lights. Entergy said middle of month Kelly Newcom says by end of month it should be taken care of.

Water leaks. The one in Block 8 is down to a very slow leak. Have a leak in block 2 that we need to shut down to fix. After Labor Day we will dig those up and take care of.

We have been notified about ADEQ violations, such as water hooked up to building or empty tanks on ground. Kelly Newcom stated that Letters will be going out and then we will turn it over to ADEQ for investigation. Bunkhouses, you have to have a camper with a holding tank. Licensed as an RV park and you must have something with holding tanks.

Pool lights that was shocking people has been turned off and we will be installing lights on the pump house until after the season when we get the pool lights fixed.

Charlotte Featherston asked about the amount of bugs that are attracted to the bath house lights. Inside and outside. What is going to be done to ensure that the bath houses are going to be cleaned. Kelly Newcom stated that he came up last week to take a look at what is going on. The board has had get togethers to help solve problems. It has been said that this year is a learning curve for the future. We could have 20 people in here working but until the people pick up after themselves we will never keep up. Someone keeps going in and throwing items on the floor that has to be picked up over and over. We are not taking up for them after we have checked in behind them and then sent them back. There is room for improvement and going behind people and picking up behind them. The board was talking this morning starting in October we will start having planning meetings and start looking at how things went and what needs to change, what money was spent and not wait until the last to look at the budget.

Charlotte Featherston asked about having someone cleaning pools and bath houses. Kelly Newcom stated that the Board has discussed this.

KellyNewcom stated that he appreciates people who clean up and call for things to be fixed.

Ruth Littles asked about supplies being left to clean up the bath houses.

Robert Shannon asked what it would hurt to go in and wash down the entire bath house, since there is drains in the floor. Could be deep cleaned once a week and then daily maintenance. Don't know who painted the bath houses with out cleaning the walls. The boards job now is to move forward and look at the mistakes and try to make corrections.

Carol Meilke stated that with planning we want to set goals for the future, such as a new community building and need to get away from what can we do this year. Kelly Newcom stated that sometimes that takes steps in certain areas. Sometimes you can only do so much in a year and your section doesn't get something because we can't get to it this year. We will get to what we can and set a 2 Year, 5 Year and more plan.

KellyNewcom stated that we all wanted the same thing and we are trying and the goal is to make the park better.

There was a discussion about abandoned campers. Letter s were sent out asking the owners what they were going to do with their property. And finding out who is getting the letters. Then we will send letters and start looking into what we can legally do. It was asked if it could be added to the Bylaws that we could get rid of them. The state can not give permission to clean it up. Mitch Johnson stated that at any time the property can be redeemed by the original owner. These people are not paying anyway so fining them will not help. Gail Davis sated that you can send a registered letter and then it is \$25 for a lien to be filed. A lot of discussion on the abandon lots and people not taking care of their property. Gail Davis stated that the only way you can collect your money is if the property is sold. The title

company's will collect. If they quitclaim it to someone you can't collect. Kelly Newcom tried to do a nice approach this year and asking what they wanted to do with their property and could we clean it up. Haven't got much response.

Asked about Rent camping spots to people and sometimes there are 10 people on a lot and do we really want that many running around. Carol Meilke stated that she doesn't know if the form has number of people and that we need to look into that and see if we need to make a new fee. Stated it was disrespectful of other people. Carol Meilke stated that they have to be sponsored by a property owner and the property owner is responsible.

Julie Moss asked about the spot across from number 4 bath house and who was their sponsor. Will have Jonathan to look up paper work. Mitch Johnson said we have discussed that they need identification so we would know if they belonged. Carol Meilke stated that they needed dates on when they are allowed to be in the park.

Asked if the rental is worth it. Carol Meilke stated it is mostly for people with children or family that started the rental lots. Mainly it is for the purpose of extra family members.

Discussed that we ask people to pay a \$5 a day fee for their extra guests. Carol Meilke stated that on the rentals that if you just have 2 people on the rentals and then we might look at additional people after that. If they don't have visitor cards.

Gail Davis stated that there are so many keys out there that nobody knows how many.

It was asked about the handicapped bath house. It is being moved to one of the Bath Houses. Buying the water system has us waiting to see how much we have to spend on that. Kelly Newcom stated that it is a project and we need to figure out how we need to do it. This will be one of the topics for a planning meeting.

Julie Moss asked about block representatives. Kelly Newcom stated that would be great and it would work well. It was stated that when something gets on facebook it gets action.

Will be looking into cleaning up the lots. And getting them mowed. Some are a weed eat only lot because of rocks and concrete left on them.

General park improvements was used for chip and seal. Was it worth it and couldn't it have been better spent in block 6. 9 thousand for the small strip could have done a lot in block 6. We chose that area because it is high traffic area and would keep the dust out of the pool. It was a test area. The road has held up. Asked who did it a gentleman from Texas.

Julie moss asked who voted for the new road. William Davis asked if we have plans to add more gravel to the roads. It was discussed about the roads that you keep putting gravel in and it will keep washing away. All it takes to do chip and seal is buy the oil and oiler. 2 or 3 years have to be sealed again. Long term that is better than gravel. Kelly Newcom asked if it would be better to use limestone on that.

Asked if the park has a grader. We have a grader blade. Most of the work is in the prep work. Come out cheaper with the park buying their own equipment for the chip and seal road.

Steve miller asked if we quit grading the roads. It rained all week and they haven't been graded yet.

Robert Shannon says he's in block 9 and everywhere you see holes where water is standing. Why isn't rock put where the water is standing. Carol Meilke stated some of it is drainage issues. Kids go through the mud and rut it up. Robert Shannon stated it is all over the park and the worst part is at the bottom of the hill. And that the park needs to build up the roads.

A request for Gravel for the Number 1 bath houses for the parking lot was made

Bylaws: We went and talked to the attorney and it is being reviewed. To make sure that the one that was sent out to everybody that was voted on is what is to be filed. JulieMoss stated that what they typed up is the correct one. The Attorney is looking into it so that we file the correct ones. Gail Davis stated that it was sent out and the count done april 2013. And someone changing all the wording and we had to change it back. Kelly Newcom stated that at some point things were changed. And don't know how they can hold us responsible for what should have been done it 2012.

It was asked if everyone gets an electric bill. Send out the Bylaws to everyone at the same time.

Charlotte Evans stated that she has talked to Jonathan Meacham about sending out a newsletter and the bylaws can be with the electric bill. But by law everyone has to have a copy. She asked if anyone has anything to add to the web site that she is redoing. Doing a monthly newsletter and then a winter newsletter. Assisting the board with the committees as they are inactive. Interested in the committees please sign up. Committees have not been working this year.

Carol Meilke stated that the block representative be on the complaint committee and that would be her suggestion.

Carl Meilke asked about the idea on meter read that as they are pumping take meter readings. Asked when reading meters that they mark the boxes so they can be read.

Asked if the road guy charged to fix the hill. It is under warranty.

Announced the new board member Dave Brown. Combined the Sec/treasurer to Clarissa Brown.

Clarissa Brown was asked if she would take payments. No she will not. She comes to the park to relax and enjoy like everyone else. Hard to do that with people wanting to chase her down to pay bills.

William Davis about the scrap iron pile. Kelly Newcom stated that Jonathan Meacham hauled off a load.

Julie Moss made a motion to adjourn. It was seconded by Angie Ostermeier. All in favor.

River Bend Property Owners Association, Inc

POA Minutes

October 20, 2015

Members Attending: Kelly Newcom, Richard Blair, Carol Meilke, Mitch Johnson, Dave Brown, Teresa Coots, Trish McNatt, Steve Evans and Clarissa Brown

Call to Order: Kelly Newcom

Minutes presented by Clarissa Brown

Angie Ostermeier made a motion to accept minutes. It was seconded by Lisa Harrell all in favor

Treasurer's Report presented by Clarissa Brown

Vick Rouse made a motion to accept. It was seconded by Angie Ostermeier. All in favor.

Terry Rogers asked about the \$1,4000 on the budget. it is what is available in the equipment purchase account. Lavern Rogers asked about the balance of account.

Old business:

Water system: We are still waiting. Fnbc has gotten involved so they can get what they are owed. Waiting on them for about 2 months. That's about all that is left. Terry Rogers asked about title searches. That has already been done. Now it is Virgils business so we don't have any more information. Jerry Messer asked if the title search showed a lien from fnbc on the water system. Stated Fnbc doesn't have lien they shouldn't have anything to do with it. Kelly Newcom stated that we haven't had to pay payments this year and hadn't pushed it to hard. Terry Rogers asked what we were giving for the system \$115,000.00

Security lights": Kelly Newcom stated he believed they have all been done. DaveBrown is going to go through and see where others are needed. Dave Brown stated that if anyone had a request for a light in a dark area to get with him.

Bylaws: Filed in both Fulton and Sharp county

Pools: Getting a list on what needs to be done and see what we can do now so we don't have to rush around in the spring.

Signs: We are going to be getting 50 signs to put up around the park to remind everybody that it is 10mph. They have digital printing. James Witham asked if we were putting them up for looks or going to do something about it. Terry Rogers stated that when he was on the board the attorney stated we have to have it in writing before we can enforce it. That legally there isn't anything that can be done.

Kelly Newcom stated that people need to be reminded. The only thing legally is if an officer of the law tells them not to do it again and they do it again. Then they can be gotten for disorderly conduct. That is the only way we can do anything. Mitch Johnson stated he didn't want anyone upset with him personally for asking their kids or grandkids to slow down. Asked if we can enforce having lot and block on vehicles. Carol Meilke stated that we try to make sure they have lot and block and now there is no respect for any authority. Kelly Newcom stated that nobody listens. Mr. Bailey asked if the rental lots were sponsored. Terry Rogers stated that property owners are responsible for their guest. Gail Davis stated that we have a lot of new members and are they given the copies of bylaws and rules and regulation. Mitch Johnson stated we discussed that at one board meeting that we need to include a member packet. Kelly Newcom stated that he would like to put the rules and regulations at the gate. Angie Ostermeier stated there used to be one on the main gate but it was lost in the flood. Kelly Newcom stated that the attorney stated it was up to the property owners to find out about the bylaws. Lisa Harrel asked about rules and regulations and if we had any way to enforce it. Also asked who could enforce the rules. Only Sheriffs department. Mitch Johnson stated that a packet was sent out and you had to sign that you would follow them. Carol Meilke stated that maintenance needs to check if they have tanks and other violations. Mrs. Malone Stated that being an rv park you have to have campers and tanks. She stated that they tried to start it in 2011. Julie Moss stated that the registration was signed to follow the rules and regulations. Mitch Johnson stated that it might not be a bad idea to restart that in the spring.

Cameras: We are trying to update the camera system. What we have it is hard to tell who anyone is. Gerald who does work for the sheriff's department will be talked to about updating with Internet. Clint Lampkin stated that when Clarissa Brown and Dave Brown looked at the cameras, at nighttime only thing you could see was the light. The lights need to be moved. Clint Lmpkin stated that zooming in is not clear but there is nothing at night. Kelly Newcom stated that camera systems are fairly cheap. Carol Meilke stated that Jonathan was checking with one of the local companies on internet.

Electric Bill: The\$7,000.00 was a misread and it is only\$70. Kelly Newcom stated that we have a new meter reader. We are going to be having high bills because some of the meters weren't being read.

Tractor was fixed.: Steve Evans took the cylinders down to be repaired and now they are back on and working.

New Business:

Petition was submitted to the Secretary for a special meeting for the vote for removal of Kelly Newcom and Teresa Coots.

Carol Meilke stated that we have to have 25% signatures of members in good standing. We will verify it.

A special meeting will be called by the board

Mrs. Malone suggested that we return the original Petition and they will give us a copy. Mr. Witham asked what the allegations were against the 2 board members.

Carol Meilke stated that a director may be removed from the board by 2/3 of board and majority of members in good standing. Mitch Johnson stated that we are beyond the signature count and trying to set the special meeting up. We would have to mail out notices to everyone. Charlotte Evans stated that the allegations are for the special meeting.

Board members were looking through the bylaws to get updated to what the meeting requires.

Mitch Johnson stated that if we follow the bylaws that we would have to type up and give notice. Is that comfortable with everybody. It will be posted in the community building and placed on the website. Mitch Johnson asked if we should place it on the calendar for the meeting in November. Julie Moss stated that she wanted in Jonesboro for more people.

Lavern Rogers stated that now the board was looking at bylaws and before nobody cared. Board knew about the experimental road. Asked if 2 members signed on checks over \$500.00. Kelly Newcom stated that this started back at the beginning of the year. There was only one person to sign the check and Kelly Newcom stated it was a reoccurring expense. Clint Lampkin stated that things happened that went against bylaws.

Mitch Johnson stated at one of the first meeting the property owners asked for the bylaws to be filed. What happened 3 or 4 months ago needs to be addressed at the next meeting. Now that they are filed they will be followed. The new ones will be online in a short period of time.

Special meeting was set for the next regularly scheduled Property owners meeting.

Mrs. Malone why can't we get the copies of the bylaws online.

Julie Moss requested a list of all people paid.

Question why can't they get gravel in her area. Why without a deed cant park sell a lot. Carol Meilke stated Policy is now without deed in hand we don't sell a lot. Gravel for mud hole in 10.

Asked how much money park got out of scrap iron. Kelly stated he hasn't received it yet. Park was going to split it with him.

Kelly Newcom stated that Mitch Johnson and Carol Meilke brought up getting a list and let the property owner decided was projects were worked on in the park. Mitch Johnson stated that we have discussed it and would take 5 priorities and let the property owners decide what they want done first. We would like to have that in the works so we can have it ready for the planning sessions this winter. Email on website or suggestion box. We are letting you decide so you can steer where you want your money spent.

Carol Meilke stated that we would like to have suggestions in so we can vote on by next meetings.

Gail Davis stated she likes the news letter. Thank you to charlotte Evans for the newsletter. Asked if Angie Ostermeier could be on finance committee with her husband working in the park. We do not know. Stated it would be a conflict of interest. She is correct. Angie Ostermeier was removed from the Finance committee due to conflict of interest.

Angie Ostermeier made a motion to adjourn. It was seconded by Lisa Harrel all in favor

Adjourned

River Bend Property Owners Association, inc

POA meeting

November 14, 2015

Board Members Present: Richard Blair, Mitch Johnson, Steve Evans, Trish McNatt, Kelly Newcom, Carol Meilke, Clarissa Brown, Teresa Coots and Dave Brown

Call to order: Kelly Newcom

Minutes: Clarissa Brown

Motion to accept made by Kayla. Blandon seconded. All in favor

Treasurers: Clarissa Brown

Gail Davis asked about question from last month's report. Clarissa Brown explained it is a quick books glitch.

Gail Davis asked about it not showing up on report that the Park paid taxes on common property. Paid 2 days ago and no penalties.

Mr. Malone had asked if there was a penalty then who was going to pay it.

Gail Davis asked about 2 water bills

Mitch Johnson made a motion to wait on vote until Jonathan could answer a couple of questions. David Barnes seconded. All in favor

Old Business:

River Bend now owns the Water System.

William Davis asked about payments. They are \$ 1099.00 a month for 3 years and renews November 2018 interest rate is 5% total cost 115,000.00 Mrs. Malone said she asked last meeting for the copies of the water system purchase. Carol Mielke stated that we would send them with electric bill. Mrs. Malone asked if the extra that was spent in past is going to go to the principal. The board has not discussed it. Kelly Newcom stated that we put some back for emergency's and at end of year you put it toward the principal. Mrs. Malone asked if that was in a separate fund. No it is not.

Kayla asked about cheaper assessments. Carol Meilke stated we are not really saving anything on having the water system. We are still making payments on it. Mrs. Mallone stated that the assessments are cheapest in the state of Arkansas. The park has to pay so many things. Also stated that its not feasible to lower assessments.

Reconditioning Water Tank:

We have bid to have it refurbished the tank which has to happen this year. Cost about \$10,000.00. We have to because the state will not allow us water until it is done.

Pools: Company to come in and do a leak detection. Which will lower the water bill for next season. Once we find out how much it will be we will let you know.

Security Lights. Dave Brown will get a hold of entergy to add poles where they think it is too dark.

New Business:

We will start having Board meeting the week before the POA meeting.

The water line in block 6 we are going to redirect that and away from the river so we don't have recurring problem.

Security Cameras: we are looking into a way to network all the camera and add wifi. Kelly Newcom has talked to a guy who is looking into building a tower so wifi might be available for the Property Owners

Locks on the park boxes. To alleviate the problem from this year we will order locks for every box. Once assessments are paid they will be unlocked. Also the Junction boxes. If you don't pay electric the box will be locked back up. Asked if anything to do for those who don't. they will have to get caught up before the box being unlocked. It was asked about those who have their own pole. The board will have to look into that.

Trailer: going to get bids for a 16 ft. trailer for use in the park

Winter hours: Jonathan will be here Tuesday through Saturday. Lance Bailey asked when they will change back. Jared is going to be employed through the winter to help get some things down.

Insurance has stated that we have certain things we need to accomplish to continue our coverage.

Changing payment plan for assessment. We will make a decision. We are thinking about making the payments earlier. It would be paid before the holiday weekends.

Clint asked about putting shadow boxes on the bath houses for announcements.

Jonathan answered water the \$3531.00 was previous month. That \$1301 is most current bill. Gail Davis said it was listed in September and October. Jonathan will look into it and make sure that it is not a double entry.

It was asked about parking at the beach area. Possible chatting it for parking. Add a picnic table. Would be nice to have an area for people who do not have a lot on the river. Possible electric for the playground. The board will look into it.

Motion to accept Ryan holder. Angie Ostermeier seconded . all in favor

Asked how much we would have to open the park. Carol Meilke stated that we will be able to estimate after the next meeting. We have \$118,000 right now. We also have other projects going. Asked how much was left last year. Can it build it up. We are trying to keep \$ 25,000. It costs the park to keep accumulating money. Carol Meilke stated that the board will look at what it is going to cost to get open.

William Davis asked if we collected for scrap iron. Probably won't it was worth it to get it out of the way. William stated we gave it away.

Asked about block 6 if river gets high they would like to make an access to the trussell. wWould have to get board approval. It is private lots. Richard Blair stated that the corp of engineers would have to approve. Mitch Johnson stated that we can look into it.

Rita Moreland made a motion to adjourn. Tammy Finley seconded. All in favor.

Adjourned

River Bend Park POA Meeting

December 12, 2015

Members Present: Kelly Newcom, Clarissa Brown, Mitch Johnson, Richard Blair, Carol Meilke, Trish McNatt, Dave Brown.

Members Absent: Teresa Coots and Steve Evans

Call to Order: Kelly Newcom

Minutes presented by Clarissa Brown

A motion to accept the minutes was made by Lisa Harrel. Carl Mielke seconded. All in favor

Treasurers Report presented by Clarissa Brown.

It was asked what the bad debt write off was. It is when back assessments were cleaned up from previous years.

Carl Mielke made a motion to accept the treasurers report. It was seconded by Angie Ostermeier. All in favor

Gail Davis asked if the 31 thousand on the water was part the down payment on system. No it was not. We had major water leaks in the park. Most have been fixed at this time.

Julie Moss asked about the purchase of a Dump Trailer. The Park did purchase a Dump Trailer. William Davis asked if it had sides on it. It does. Cotton Moss asked what the Park was using to pull the trailer with. Right now they are using Gerald's truck. Stated we needed a truck before we got a trailer.

Julie Moss asked about an air compressor. She thought one was purchased earlier in the year. She asked if there was a list of everything the park owns. That is being worked on.

Old Business:

Water Tank: The engineer will be coming Tuesday to prepare a report for the Health Department. There is a company already ready to do the work.

Utilities: The exposed water and electric lines in block 6 were fixed this week.

Winter Hours: are Tuesday thru Saturday

Assessment: Payment schedule will be Feb. 1, 2016 and second payment May 1, 2016. All assessments to be paid before Memorial Day Weekend.

Dump Trailer: The Park has purchased a Dump Trailer. It is a 7yd. 7 x 14.

Winter Projects: Have been worked out into a schedule which is subject to weather conditions. The employees will try to keep on that schedule.

Electric Bills: Will be sent out the last week in December.

Vicki Rouse asked if the electric was still on. Yes we are trying to get it suspended instead of disconnected. The shut off list has been sent to Entergy.

Cotton Moss stated that the boxes in park need to be shut off. Should have been shut down December 1. There was discussion on the shut down on the electric.

Locks: Will be bought to lock all boxes until assessments are paid. Question was asked if someone would have box unlocked after assessments are paid or will they have to be chased down. They will be unlocked once assessments are paid.

Julie Moss asked why the Dor revision has not been filed. We are waiting on answers before it is filed. The attorney stated that some parts cannot be enforced. We need to know what those are.

Richard Blair stated that the DOR was effective while in development. It needs to be rewritten before being filed.

Mitch Johnson stated we needed to put out rules and regulations that we want used for next year. Julie Moss stated the rules were rewritten and sent to Clarissa Brown.

Lisa Harrell asked if we had to have DOR. Some form needs to be on file.

Mitch Johnson stated that the rules and regulations need to be signed every year.

Enforcement was asked about. Kelly Newcom stated that it would go in the contract that is signed. Mitch Johnson stated that other parks around can enforce rules.

Julie Moss stated we needed weekend security. Possibly off duty officers.

Discussion continued. It was decided that a Rules and Regulations committee be set up. Gail Davis, Julie Moss, Lisa Harrel and Angie Ostermeier volunteered. The Board member for the committee will be Clarissa Brown.

Kelly Newcom stated that a meeting should be planned after the holidays to discuss things.

Richard Blair stated that we needed this done before opening.

Julie Moss suggested it be put out for Property Owners to make suggestions.

Gail Davis asked about audit. Clarissa Brown stated that in her opinion we should do this year first before starting previous years

Question was asked if there is anything we can do about abandoned campers. Gail Davis stated that letters were sent out and some did clean up property. Not much can be done.

Mitch Johnson asked if we could legally clean it up. And that we needed to get clarification from the attorney on what we can do.

Discussion continued on the abandoned property problem and how bad they make things look.

Julie Moss moved to adjourn. It was seconded by David Hicks. All in favor

Adjourned