

RIVER BAND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING - JANUARY 14, 2017

Members Present: Dave Brown, Clarissa Brown, Lisa Harrell, Troy Douglas, Trish McNatt,

Members Absent: Teresa Coots, Steve Evans, Richard Blair, Mitch Johnson

Call to Order by Chairman Dave Brown

Presenting of the Agenda by Lisa Harrell – Motion to approve made by Angie, seconded by Mandy. All in favor

Presenting of the Minutes by Lisa Harrell – Motion to approve made by Mandy, seconded by Vicky. All in favor

Discussion of Minutes – Marcia asked why change CPA? Clarissa explained.

Presenting of the Treasurers Report by Clarissa Brown. Motion to approve made by Angie, seconded by Cotton. All in favor. Discussion.

Old Business:

- CPA update – Debbie Smith was hired as new CPA. She will start getting our quickbooks straightened out.
- Update on staff projects:
 - a. Pool just waiting on concrete. Suppose to start on it next week – weather permitting.
 - b. Roofs completed. Was some concern about them installing roofing over the top of old shingles. Bid was for installing felt over top of existing roofing.
 - c. Fence: we have everything to repair the fence. Will start on it within the next few weeks.
 - d. Septic tanks are done and covered up
 - e. Community Building has repairs done. Double doors put in and the barn doors are going to be replaced. Will paint when water is turned back on so it can be pressure washed first.
 - f. Bathhouse 3 is being redone to make it handicapped accessible.

ADEQ update: Still have to get bathhouse numbers updated and 2nd pumper truck. Thinking maybe having one built.

Julie wanted to know if we could provide a list of what assessments are paying for.

Julie said lawyer said in past that as long as nothing changes on registration forms a new one shouldn't have to be redone.

Last year we received 371 full assessments. 13 late buy ins. 4 people only paid first ½. These 4 people must pay back ½ plus current year assessments.

Was mentioned about using a form to put on door notifying lot owners of violations.

Announcements

Adjourn – Vicky motion to adjourn, Julie seconded

RIVER BAND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING MINUTES

February 11, 2017

Call to Order by Chairman Richard Blair

Board Members present: Richard Blair, Clarissa Brown, Lisa Harrell, Trish McNatt, Troy Douglas

Members absent: Dave Brown, Steve Evans, Mitch Johnson, Teresa Coots

Presenting of the Minutes by Lisa Harrell. Leta Rosten made motion to accept, Vicki Rouse seconded.

Presenting of the Treasurers Report and 2017 Budget by Clarissa Brown. Vicki made motion to accept and Leta seconded both the financial report and the budget. All in favor. Discussion of Budget.

Old Business:

Update on staff projects

- Pool concrete has been completed. Van Booth brought up about the possibility of changing pool over to salt water pool. Visit with Jonathon about it.
- Fence has been repaired in block 8.
- Community Building – has doors on it and the barn doors are being replaced. Holes been patched. Going to paint it next.
- Bathhouses- #3 has had major repairs/upgrades done. New roof, new porch for handicap. Inside is now handicapped accessible. Bath house #4 has the holes patched. It will be painted. Bath House #5 is going to be patched next and painted.

New Business:

- Lisa Harrell spoke for Charlotte Evans (due to illness) about Activities planned for new season. The board minutes from February have a more detailed list of activities planned. If anyone wants to help with any activity, get in touch with Charlotte.
- New Electric rate- The rate charged to property owners will be increased to the current Entergy rates for the upcoming year.
- Was brought up by a property owner to make a list and post it of property owners that are not paying.

Announcements

- Park Opening Date will be March 15th
- March POA Meeting for March will be moved to Saturday, March 18 in the community building.

Adjourn Vicki made motion to adjourn and Leta seconded.

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING MINUTES

March 18, 2017

Call to Order by Chairman Richard Blair

Board Members present: Richard Blair, Clarissa Brown, Lisa Harrell, Trish McNatt, Troy Douglas

Members absent: Steve Evans, Mitch Johnson, Teresa Coots, Richard Blair

Presenting of the Minutes by Lisa Harrell. Leta Rosten made motion to accept, Julie Moss seconded. All in favor.

Presenting of the Treasurers Report by Clarissa Brown. Julie made motion to accept and Leta seconded. All in favor. Discussion.

Old Business:

- Was discussed about changing pools to salt water previously, after discussion it was decided not to at this time.
- Drain is waiting on engineer plans in order to get bids.
- Electric rate is going to remain the same at this time.
- Internet was discussed. Need to check on other providers to see if we can get better deal.

New Business:

- Audi Hicks asked if they could have outside shower. Yes as long as it does not have a drain or P-trap.
- David Hicks asked if the hole in road in front of his property could be filled in.
- Julie asked if all board members have paid assessments. Jonathan did not have the list with him. She is to go by office after meeting and find out.
- It was asked if the Park would/could buy back electric meters. It will be discussed at board meeting.
- Board meetings will be held in Jonesboro at Steve Evans office at 6 p.m. on the first Monday of the month.

Julie made motion to adjourn. Leta seconded.

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING MINUTES

April 8, 2017

Call to Order by Chairman Clarissa Brown

Board Members present: Clarissa Brown, Lisa Harrell, Trish McNatt, Troy Douglas, Mitch Johnson, Teresa Coots

Members absent: Steve Evans, , Richard Blair, Dave Brown

Presenting of the Minutes by Lisa Harrell. Vicki Rouse made motion to accept, Dawn Ragsdon seconded. All in favor.

Presenting of the Treasurers Report by Clarissa Brown. Several issues on report that need more explanation and fixed before being accepted by POA. Will table report until items are corrected. Some of the items in question were: Payroll reporting method, tractor payments (would like to see a statement for tractor payments) Finance committee needs to start meeting again for audit which would help with a lot of the issues coming up on financial reports. Vicki Rouse assed to be added to finance committee.

Old Business:

Find out from George Masters if POA can clean up lots on tracks.

Dawn Ragsdon requested permission to put up a swing where burn pile is. Will have to be discussed with board.

New Business:

Sign will be made for block 8 stating No dumping.

Security light was requested for B9 close to lot 89.

Reported that bathhouse 3 has no hot water. And bathhouse 1 needs a shower head.

Cotton asked about using off road Diesel for park use. Jonathon was already checking into getting a tank and using it. Mr. Davis said he had a tank and would donate it.

Dawn made motion to adjourn. Vicki seconded.

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING - MAY 13, 2017

Call to Order by Chairman Steve Evans

Board Members present: Clarissa Brown, Lisa Harrell, Trish McNatt, Troy Douglas, Mitch Johnson, Steve Evans, Richard Blair

Members absent: Teresa Coots, Carol Halford.

Presenting of the Minutes by Lisa Harrell. Vicki made motion to accept. Carol seconded. All in favor.

Presenting of the Treasurers Report by Clarissa Brown. Vicki made motion to accept. Gail seconded. All in favor. Discussion – Gail had questions about \$ amounts matching on reports. To help answer her question there could be a deposit report printed out for POA meeting if someone wants to look at it.

Old Business:

- Drainage (being put on hold due to recent flood damages and repairs needed) It will be fixed. Money has been spent on TOPO already so it will be fixed. Still waiting on 2 more bids. We only have one bid to date.
- Cameras bought and being installed at bath houses. Signs will also be put up to make people aware that facilities are for POA members in good standing and their guest ONLY. Violators will be prosecuted. It was asked if there could be a posting of who is not in good standing. No that is not public information, we can not post names. We might look into listing lot and block numbers.

New Business:

- Board adopted new Guest Pass Rule. POA MEMBERS NOT IN GOOD STANDING ARE NOT PERMITTED TO USE GUEST PASSES.
- New Board member appointed after resignation of Dave Brown is Carol Halford. She is retired girls basketball coach from Williams Baptist College. She has been in the park for 3 years. She is at the College Graduation and could not be here for the meeting.
- There will be late charges added to past due electric bills (30 days late) and disconnect notices bills not paid by a indicated date.
- Was asked by POA member will there be spot checking for passes at pools, bath houses, etc.
- Was asked if dump station could be locked up. Yes, that is in the works right now.
- Was asked about the balance on the tractor again. Jonathon will check on it.
- Was asked if pools were on schedule to open on time. Yes they are.
- Was asked if all power was back on after the flood. No, still have 3 200 amp poles down. Electrician is coming on Monday to start on those. Couldn't come last week due to his father's passing.

Vicki made motion to adjourn. Gail seconded.

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING June 10, 2017

Call to Order by Chairman Steve Evans

Board Members present: Clarissa Brown, Lisa Harrell, Trish McNatt, Troy Douglas, Mitch Johnson, Steve Evans, Teresa Coots, Carol Halford

Members absent: Richard Blair

Presenting of the Minutes by Lisa Harrell. Angie made motion to accept. Carol seconded. All in favor.

Presenting of the Treasurers Report by Clarissa Brown. Daryl Rickert made motion to accept. Debbie Hancock seconded. All in favor. Discussion – Gail had questions and they were answered.

Old Business:

Jonathan gave update on flood repairs. Mostly been focusing on reestablishing electrical issues to active lots. Still cleaning up debris.

New property owner asked about the flooded road coming in the main gate. We must get the flood damaged roads and other damages fixed first. This is part of the drainage issue that we are working on.

New Business

Guest pass procedure - ALL Guest passes MUST not only have a guest name and owner's name/lot/block but they must be registered in a log book. No blank passes should be given out. Gate attendants should be given passes and everyone that comes through the gate that is NOT a property owner needs to either show the guest pass and attendant will log them as in the park or if they do not have a pass, the owner must come to the gate and register them in the log book and gate attendant will issue them a guest pass. In order to ensure that ONLY members in good standing are having guests with passes, the gate attendant will have a current list of MEMBERS in good standing. Gail asked about attendants letting people in without a pass and just showing a key. Lisa suggested a solution to this – if they do not have their pass, they can show their driver's license and if they are a PROPERTY OWNER then they can get in. But they will have to go to office and get their passes for pools, bath houses, etc.

Spot checking for passes at pools. - Park Manager and/or staff spot check both pools periodically during the day for passes. Everyone must have a pass. People are not use to the park implementing this rule so this will take some time to get everyone use to it.

Property owner mentioned that bathhouses need locks on the doors and check the pool lights.

Property owner asked about where to go in case of tornado. The park does not have a facility for storm shelter.

Kari Varner addressed the POA letting them know that she put a security light on her electric pole. She is paying for it out her pocket.

Betty inquired again about the security light request on her road.

Elections- Elections are coming up in a few months. Anyone interested in running for the board should send biography to Board Secretary at the park email before July 18. Terms are expiring for 1. Lisa Harrell 2. Mitch Johnson 3. Trish McNatt. There will also be a yes/no vote for appointee Carol Halford.

Gate attendants needed so they can work in shifts

Activities: Clarissa and Carol Halford have volunteered to oversee activities. They are needing volunteers to help with activities. Julie volunteered for Water Day and Halloween. Carol Halford said he would do diving for dollars.

Property Owner was inquiring about the ATV's having no block or lot # on them. We need to get this rule enforced. Also asked the age limit for driving these ATV's. The rules say we follow the state law.

Questions were asked about rental lots. Rentals are only done with a property owner in good standing sponsoring them. The park does not rent lots unless it is someone that is looking to buy in, then Park manager might rent a lot for the weekend.

Carol Meilke had some issues with the playground: 1. Post leaning and sign is gone keeping ATV's from driving through playground. 2. Security light needs to be put up because it is pitch black dark in the park at night. 3. Weeds and grass are out of control and need to be cut. People can't even sit around the bank and get in the water. 4. Picnic tables need to be put back at the park.

Gail asked how many paid assessments do you have? Right now we have 305 paid in full and 59 ½ paid. Budget was based on 350.

Property owner asked about cleaning abandoned lots. This is an ongoing problem and there isn't much anyone can do because it is private property.

Betty made motion to adjourn. Carol seconded.

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING MINUTES

July 15, 2017

Call to Order by Chairman Steve Evans

Board Members present: Clarissa Brown, Lisa Harrell, Trish McNatt, Mitch Johnson, Steve Evans, Carol Halford

Members absent: Richard Blair, Troy Douglas, Teresa Coots

Presenting of the Minutes by Lisa Harrell. Sandra Starkey made motion to accept. Vicky Rouse seconded. All in favor.

Presenting of the Treasurers Report by Clarissa Brown. Vicky Rouse made motion to accept. Jerry Messer seconded. All in favor. Discussion – Vicky had questions about big dumpster. Jonathan said we kept it a little longer to help with trash. We will eventually need to add another one because the trash is getting overflowed and we are getting charged more from company to pick up excess.

Old Business:

Elections – BIOS ARE TO BE SENT TO riverbendparkhardy@yahoo.com by July 18.

New Business:

Upcoming Activities:

July 22 – Water Fun Day – 10 a.m.-2 p.m. Water relay at pool for kids, will be two water slides also. Gift cards will be given away and at the end will be a huge water balloon fight.

August 5th – Block 6 hosting park wide BBQ

Steve Evans asked for volunteers to form a security committee. Larry Whitehead said that really no one except a licensed security or the county deputies can enforce. It was mentioned that if county was called in they could possibly start enforcing the legal driving ages which would stop all the kids riding around. Getting this committee together will help figure out what our options are to enforce the rules.

Was asked about the possibility of putting up stop signs at certain areas? Board will discuss it.

Asked for volunteers for By-Law Committee: Betty LaFollette, Angie Ostermeier, Julie Moss, Sandra Starkey, KayLynne Doss volunteered

Was asked about the pig in the park. It is being taking care of. Steve wants to talk to the individuals before the attorney gets involved.

There was question about a park owned lot that was leased for the year. The park is the sponsor for this lot. There is unwritten rule that the park cannot rent park owned lots. This needs to be written so this issue will not come up anymore.

Property owner 5-45 voiced some complaints about not being pumped and also said the electric box was melting his camper cord. Steve said to buy a new cord and bring a receipt and park will refund him.

Property owner on track road was asking about gravel on her road. Steve said he would drive over there and look at it.

Was brought up by a property owner that maybe have a 3 year plan to change over to every lot owner getting their own electric pole. It will be discussed at board meeting.

Jim Moore asked about a water tank to use to water the roads. Julie and Cotton said they had one that he can use. Jim said he would pull it with his equipment.

Julie made motion to adjourn, Angie seconded. All in favor.

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING MINUTES - August 11, 2017

Board Members present: Clarissa Brown, Lisa Harrell, Trish McNatt, Mitch Johnson, Steve Evans, Carol Halford , Troy Douglas

Members absent: Richard Blair, Teresa Coots

Call to Order by Chairman Steve Evans

Presenting of the Minutes by Lisa Harrell. Deb Hancock made motion to accept. Cotton Moss seconded. All in favor.

Presenting of the Treasurers Report by Clarissa Brown. Deb Hancock made motion to accept. Gail Davis seconded. All in favor. Discussion: Gail had questions about how ice was reported. Jonathon explained.

Old Business:

Elections - Sept 2nd – Proxies available at gate houses and here at meeting. Gail asked if proxies were corrected. Lisa stated it was changed and uploaded to website. Somehow there is some old ones floating around but the one on website is changed. Gail asked about ballots being on website. Lisa stated that when Angie gets it to her she will put on website. Election committee handles that. Was also asked about the order of names on ballot. Candidates will meet after meeting and draw numbers.

Lot/Block # on ATV's ENFORCING THIS RULE. TEMPORARY PLATES ARE BEING HANDED OUT AT GATE. EVERYONE MUST HAVE BLOCK AND LOT DISPLAYED. TEMPORARY PLATES ARE FOR THE WEEKEND ONLY. PLEASE GET PERMANENT NUMBERS BEFORE RETURNING TO PARK

New Business:

Upcoming Activities: Adult Swim at pool in Block 9 – August 19th (9:30 – 1 a.m) Pool Rules will still be expected.

Campers on the hill TOO MANY ABANDONED CAMPERS ON HILL AND CAMPERS THAT ARE JUST BEING STORED. THE HILL IS FOR EMERGENCY STORAGE AND WINTER STORAGE ONLY. WORKING TOWARD HAVING CAMPERS REGISTERED IN ORDER TO STORE THEM. Gail said if you give the VIN # to the revenue department they can tell who they belong too. There was question about camper in block 9 that was moved to common property in block 9. That camper will have to be moved.

Security Committee has been set up and monitor the roads and start giving out citations

Electric Bills that are past due GOING TO START GETTING STRICT ON PAST DUE ELECTRIC BILLS. WILL BE GIVING SHUT OFF NOTICES TO LATE BILLS.

Gail brought up people selling items from their lot. This is in the current DOR. This is one of the rules that will be re-evaluated when the rules and by-law committee meet again. Cotton asked about snow

cone vendor. He wants to know if we are making a profit from the sales. Gail asked maybe issue a permit to ones that want to sell items.

Two notaries are in the park if someone needs a proxy notarized. Angie and Carlene have volunteered. Gail stated she had a relative that is a notary and could come to the park one weekend also and help.

Candidates for the upcoming elections introduced themselves and told a little about themselves.

Was asked what time meet and greet started and what time voting was. There was no one from election committee present to confirm the times. Gail stated she thought the meet and greet was at 9:30 and Julie stated she thought in the past the voting was from 10-2. Lisa said she would check with Angie and confirm times and put on website.

Cotton asked about the lawn mowers being broke. He wondered if there was any maintenance records kept on it. Jonathan said he could get with Jared to ask about maintenance. Cotton thought the POA should have been informed when mower broke. Jonathan stated that is why there is a board in place – to make decisions like this (repairs, replacements, etc.) Mitch stated that this exact item was discussed in previous board meeting – maintenance records WILL be required on all equipment.

Julie made motion to adjourn and Dale seconded. All in Favor

RIVER BEND PARK PROPERTY OWNERS ASSOCIATION

POA MEETING MINUTES

September 9, 2017

BOARD MEMBERS PRESENT: William Davis, Dale Anschuetz, Lisa Harrell, Steve Evans, Carol Halford

BOARD MEMBERS ABSENT: Richard Blair, Clarissa Brown, Troy Douglas, Teresa Coots,

Call to Order by Steve Evans

Presenting of the Minutes by Lisa Harrell (No August board minutes because Board did not have a regular September board meeting to approve them) Angie made motion to approve and Gail seconded.

Presenting of the Treasurers Report by Jonathan Meecham. Angie made motion to approve and Linda seconded. All in favor. Discussion: Gail asked where the 15 loads of gravel. Jonathan said there is a map in office if she would like to come look at it. Went to several areas in park. She also asked what the internet charges covered. Jonathan stated it was for the main line in the office from CenturyLink. They are high because it is a business line. They are the only option we have for internet.

Old Business:

Election Results- Welcome new board members.

New Business:

Upcoming Activities: October Block Party and Halloween festivities. Carol said she was approached by Dawn Rasdon and she wanted to work with block 3 and do a combined block chili supper. The activities are working on activities for Halloween. Going to try to combine the chili supper and the Halloween activities. Carol said we need some help with planning and extra help with it. Gail said she has some games she could donate for the kids to play. Lisa said she would make some flyers to put up to publicize it. It will be scheduled for October 28.

Gail asked about newsletter that use to go out with electric bill. Lisa stated she did that voluntarily and that she just doesn't have time to put one together every month anymore and it was costly to print each month. She is hoping next year to at least do newsletter type posters to put up around the park.

Gail asked if could get something started with the abandoned lots and campers. Is there an organization that could help? Carol said our situation is different than other communities. There is a lot of gray area. Gail spoke about when they sent letters out in the past. She said that they got 27 lots deeded back to park. Some paid \$25 to let park mow the lots. Carol said let's do that again – send letters. Was mentioned about calling health department to the lots that have junk/trash/debris that are health hazards. All health department will do is send letter.

Steve said we need to get Abandon property committee formed again and start working on this. Needs to be put on facebook and website for volunteers for the committee. Van Booth said to add him and Wayne Tabor to that committee. William Davis volunteered to be the board member on that committee.

The board is also working on a policy or permit policy for the campers that are on the hill. This is not a permanent storage area. It is for storage for the winter or for emergencies.

Steve said we have 3 part citation books and violation books printed. These will be issued to people that have violations against park rules, dor, etc. If someone is violating ADEQ rules we are going to give them a warning citation as courtesy. If they do not comply we will turn over to ADEQ and let them handle it. Citation books are for speeding and other violations on the roads. There are vest that the security committee will where with a badge that will hopefully help. Gail asked if this information could be put on a memo and put in electric bill. Not everyone gets electric bill. Lisa stated that when we send out packets at the beginning of the season we need to put a letter in with it letting everyone know of all the changes in enforcing the rules.

Was asked about who was getting the driving citations? Steve said whoever was driving. There was some concern that if a child was in violation that the parents need to be notified. The board will discuss this.

Angie asked Jonathan where the ballots were from the election, when they were took there and by who? Jonathan said they were in the office and brought there by Lee Watson right after the election. They are sealed with Lee's signature. They are to be destroyed after 15 days.

New Board Member, Dale, made a statement that everyone needs to talk to their neighbors and friends and get more people involved.

Adjourn- Angie made motion to adjourn. Leta seconded.

RIVERBEND PARK OWNERS ASSOCIATION

POA MEETING MINUTES

October 14, 2017

BOARD MEMBERS PRESENT: William Davis, Dale Anshuetz, Lisa Harrell, Carol Halford, Teresa Coots, Clarissa Brown, Troy Douglas, Steve Evans

BOARD MEMBERS ABSENT: Richard Blair

Call to Order by Steve Evans

Presenting of the Minutes by Lisa Harrell. Angie made a motion to approve and Sandra seconded. Motion passed.

Presenting of the Treasurers Report by Lisa Harrell. Angie made a motion to approve and Mrs. Douglas seconded. Motion passed. Discussion: Gail suggested using walkie talkies instead of having to use internet. Steve explained that while employees are on the job it is important for them to be able to pull up products that need to be ordered and they need access to e-mail for work orders. Several members suggested that the park use straight talk. Keri Varner requested that an inventory be done during the off-season. William Davis was assigned this duty at the October 4th board meeting. There was a suggestion to have an internal and external audit. Lisa addressed the fact that she will get a handle on quick books and have a better way of reporting the financials to the membership.

Old Business:

Report on Halloween Activities: Activities will take place on October 28th at the community center.

New Business:

Park Manager resignation. Steve indicated that Jonathan resigned as park manager to pursue another venture, although, he will remain on one day a week and attend to clerical duties in the office. Steve explained that we will go through resumes and hire the best person for the job. This individual will be on a yearly contract and have a job description. At some point we will no longer take cash for assessments and electric bills, those will be paid for by debit or check. A secure slot (drop box) will be provided at the office when no one is there.

Steve was asked why Jared resigned. He stated that Jared left for a better paying job with insurance.

Office hours for the remainder of the season. The office will be open on Saturday's from 1:00pm to 3:00pm until the park closes.

Steve covered the process of ticket books that will be used by security. The security committee has been meeting and planning for next season. Lot and block numbers need to be on side by sides, golf carts or other recreational vehicles. Steve said there are two ticket books one, for warnings and the other for tickets. These will be issued to people that have violated park rules or the DOR.

Overgrown and abandoned lots were discussed. Kay Lynn suggested that if you want to know about a lot you can go to the court house and find the owner. Gail reported that we do have an abandoned lot committee and they are looking into sending letters to the owners. She indicated the last time that was done, 300 letters were sent and 27 of the owners gave their lots back to the park.

The lease on the ice machine was discussed. Several members suggested the purchase of a commercial ice machine. The cost of this machine would not be feasible at this time.

Roads were discussed and the need for more chat. Steve discussed the idea of putting mesh down before the chat. He had seen this done and it was effective.

Gate attendants were discussed. Should they be the ones selling ice and are we done using gate attendants for the year. Steve indicated that we are done with gate attendants this year and it may not work having ice at the gates.

There was an announcement that Block 9 was having a cookout at 2:00 pm that afternoon.

Angie made a motion to adjourn. Deb Hancock seconded. Motion passed.

RIVERBEND PARK OWNERS ASSOCIATION
POA Meeting Minutes
December 9, 2017

BOARD MEMBERS PRESENT: William Davis, Steve Evans, Lisa Harrell, Carol Halford, and Clarissa Brown

BOARD MEMBERS ABSENT: Richard Blair, Teresa Coots, Troy Douglas, Dale Anshuetz

Call to Order by Steve Evans

Presenting of the Minutes by Carol Halford. David Barnes made a motion to approve the minutes. Deb Hancock seconded the motion. Motion passed.

Presenting of the Treasurers Report by Lisa Harrell. Deb Hancock made a motion to approve the October financial report. Doris Gustin seconded the motion. Motion passed. Doris Gustin made a motion to approve the November financial report. Deb Hancock seconded the motion. Discussion that followed: Justin Taylor ask about the use of fuel, which seems to be high for the time of year. Steve Evans said he will check on fuel charges. There was discussion about employees using their personal vehicles and the fact that most of the park vehicles are non- operational. There was discussion about the need for park employees to log hours, miles and fuel use for the tractor and other park vehicles. Cotton Moss indicated that the pumper truck should be checked over by the person he always used from Little Rock. Motion passed.

Old Business:

ADEQ Report. Lisa Harrell explained that the report had been sent in as well as our required use of an Engineer in the process. ADEQ will report back to us. Julie Moss is opposed to allowing the Park Employee use of the pumper truck when the park is closed.

Winter Projects. Steve Evans reported that all hot water tanks are going to be inspected to see if they can be rebuilt. Maintenance will rebuild all faucets, sinks and put in water-saver showerheads. Light fixtures will be changed to LED lighting. There was discussion about buying 50 gallon water heaters.

Plan for Bathhouse 3. A surveyor has been contacted. The area will be surveyed before we take any further actions. There was discussion about surveying other areas in the park.

Cell phone. Lisa Harrell reported that the Straight Talk plan was not what we needed therefore; she negotiated a plan with Verizon for \$86.00 a month.

New Business:

Meeting attendance via conference call. There was discussion about Dale Anshuetz not being at meetings. Clarissa Brown provided Bylaws and State statutes indicating that meetings via phone conference is lawful and acceptable.

There was discussion about the need for having people attending POA meeting state their lot and block number before they are allowed to speak at a meeting.

Update New Manager's Position. Steve Evans indicated that we would be interviewing a candidate for manager on the following Monday evening. There was discussion as to whether a person owning property in the park should be considered for the position, some agreed that it would be ok and some did not agree. David Barnes suggested that we do a job review at 90 days before the end of the manager's contract; he also said the POA needed a voice in that evaluation. David Barnes suggested that we have an outside audit done as soon as possible.