

Riverbend Park POA Meeting
Minutes
February 9, 2019

Board members in attendance: Clarissa Brown, Lisa Harrell, DeAnn Rucker, Carol Halford, Steve Evans, William Davis and Sandra Starkey

Board members absent: Troy Douglas and Dale Ansheutz

The meeting was called to order at 10:30

Presenting of the Minutes by Carol Halford. Jim Moore made a motion to approve the minutes. Jerry McCormick seconded the motion. The motion passed.

Presenting of the Treasurers Report by Lisa Harrell. Angie Ostermeier made a motion to approve the financial report. Jim Moore seconded the motion. Julie Moss asked for clarification on two purchases: 1. an expense in the amount of 92.06 was listed without a description of the charges, Gerald explained what the expenses were for. 2. a charge for 229.63 was questioned due to their not being any summary of the expense. Gerald addressed the expenses. Gail Davis asked about an expense on January 7th and Gerald indicated that he had purchased a hand sprayer. Lisa reported that to avoid confusion with the water inspector we have requested that he bill us monthly (\$250). There was also a question about a charge for 113.00 and then a reimbursement in the same amount. The question was answered. The motion passed.

Old Business:

Pumper Truck/ Wagon Committee. Julie Moss presented the proposal from the committee. The committee is suggesting that the remainder of the funds that were raised could be used to build a permanent stage. There was discussion about where the stage should be located. There was agreement that the committee should be given the discretion as to what to use the funds for. The board will address the location for the stage at the next board meeting.

Projects Update. Steve Evans reported that he has been in contact with Sharp Co. and Fulton Co. officials concerning the new bridge. He will have to sign off on an easement before they begin the project this spring. He also addressed the security issues and they have agreed to secure the park entrance during the time of construction. Plans for the project were available for the POA members. Mr. Evans also talked with the Sharp Co. Judge about the importance of fixing Bluff Road; the issue will be put on the agenda for the next court meeting. We learned that the guard shack will have to be moved back so that we can have the appropriate slope for trailers to be brought in and out of the park. The road will be higher than it is now and he is trying to get information on the elevation. Managers report by Gerald. * main pump on the highway has been reinforced under the fiberglass and is in good condition * brush has been cleared, debris and broken limbs

have been removed from block six * sliding doors have been added to the shop and culverts will be replaced * bathhouses are complete with the exception of two supply lines to toilets, this includes: repairs to walls, caulk and paint where needed * water heater elements have been changed and ready for park opening * all equipment except tractor have been serviced * drain tank is in the ground, line is repaired and road fixed as good as they could, the ground is waterlogged and it will take time to dry so that gravel can be brought in * numbers have been placed on boxes to help with meter reading *Gerald will be contacting the Hardy Water Works and the Inspector for the septic system next week * working on prices for exhaust fans for the bathhouses* office has been painted and is ready for the season.

Committee Updates/Volunteers. The activity committee report included: dates for bands and activities. The bylaws committee reported that they are currently waiting for an attorney to let them know when they can go forward with bylaw changes. No other committees reported. Carol Halford encouraged property owners to sign up for committees and provided a sign-up sheet with a brief summary of the functions of each committee.

New Business:

POA payments and services. Steve Evans explained procedures for getting electric service at the start of the new season. He also indicated that if you have your own power pole, you cannot use park electric as this is mandated by Entergy.

2019 Budget. Lisa Harrell presented the Budget for 2019. Kassy Parrish made a motion to approve the budget. Jim Moore seconded the motion. The motion passed.

Mobile Text Alert. DeAnn Rucker presented the plan for mobile text alerting for the POA, the alert system will be used for emergency use such as: flooding, electric outages, etc. she indicated that we will need one mobile number per assessment.

Meeting Dates. Jim Moore made a motion set the 2019 POA meeting dates for the 3rd weekend in the months of February, April, June, August, September (annual meeting will remain the same), and October. Mandy Cook seconded the motion. The motion passed.

Office Hours. Lisa covered proposed office hours and provided the POA with a hardcopy.

Amanda Clayton requested that she be allowed to address the membership. Amanda explained their assessment issues with the POA and discussion followed. JW Wyatt made a motion that the Clayton's assume responsibility for all previous assessments as well as the current assessment. Mandy Cook seconded the motion. The motion passed unanimously.

Meeting Adjourned.

Riverbend Park POA Meeting
Minutes
June 15, 2019

Call to Order by Steve Evans

Presenting of the Minutes by DeAnn Rucker in Carol Halford's absence. Stacey Okert made a motion to approve the minutes. Angie Ostermeier seconded the motion. The motion passed.

DeAnn noted an addition that should be added to the April Board Meeting Minutes noting that the board had voted to move the monthly board meetings to the second Monday of each month to better allow the Treasurer to obtain and present the previous month's financial reports.

Presenting of the Treasurer's Report by Lisa Harrell. Linda Anshuetz made a motion to approve the report. Rick Cooper seconded the motion. The motion passed.

Projects update. Roads are being graded although it's been difficult to keep up with them because of all the rain. Brush pile in block 5 has been closed because of lots being purchased in that area. No dumping signs have also been placed there. Reminder to everyone that ONLY household trash can be placed in the dumpsters on the hill and there should also be no dumping of brush, mattresses, BBQ grills, etc. in those dumpsters or around them. Several bathhouses have had new seals placed at the toilets as well as new shower heads and shower curtains (15 of each have had to be purchased because they have been taken or destroyed). Maintenance has been changing out leaking water spigots at various lots and the contracted electrician (Billy Stevens) has been working to restore electric to areas where there have been breaks in the electrical lines.

Committee Updates:

Election Committee. Angie Ostermeier announced that Lee Watson would continue as the committee chair for this year's upcoming election to be held on August 31st. Candidate bios are due into the park office (rbpark.secretary@gmail.com) by midnight on July 17th. Also, property owners need to make sure they are the owner of record recorded at the court house or that they have a contract to purchase on file in the office to avoid any questions concerning their voting privileges. There will be 3 open positions to be elected this year as Troy Douglas, Clarissa Brown and Carol Halford all have expiring terms.

By-laws Committee. Gail Davis and Julie Moss announced that the State Statute has been completed and is ready to mail in. A copy was given to Lisa Harrell at the last board meeting and she will distribute to all other board members for approval so it can be filed with the state.

Finance Committee. DeAnn Rucker announced that the members from last year have been contacted but very little response has been received concerning those that may want to remain on the committee. Volunteers were requested for all committees but especially Finance and any members that were interested should see DeAnn after the meeting to have their name added to the lists.

New Business

Steve Evans announced that he had spoken with the Mayor of Hardy about security by off-duty police during holiday weekends. We will have to pay for that service but an amount has not been determined yet. The general consensus is that our biggest security issues are not being caused by our POA members but rather their guests who don't know and aren't being told what the rules are.

Andy Allen was recognized and requested that park employees slow down while driving in the park. He has witnessed multiple incidences where they are driving either park owned vehicles or their private vehicles well above the 10mph posted speed limit. It was also brought up in the conversation that one of the employees has been seen driving a company vehicle outside of the park, against the rules. Gerald Ostermeier will address this issue with the employee.

David Hicks was recognized and questioned about park guests that are pitching tents on common grounds in Block 8. Since others are using common grounds for overflow parking, camper storage, etc. it was determined that it has become an acceptable practice. However, those guests should be carrying guests passes at all times and those property owners whom have invited them to be there will be held responsible for any damages or trash left behind.

Linda Anshuetz was recognized and requested that property owners on the hill by the pool not run sprinklers all the time, so much so that the water runs down the hill all the way to her property. She understands that people want to knock the dust down in front of their property but feels they could do so without leaving sprinklers on all the time. Gerald was given the authority by Steve Evans to ask owners not to use automatic sprinklers for this purpose.

Steven Evans tagged on to the sprinkler issue by stating that he had talked to the City of Hardy water department about where they were reading our meter (Hardy or our tank) and that he feels this is part of the issue we are having with excessive water usage. Our last month's water bill was approximately \$12,000. Other causes could be water leaks at individual lots which Gerald urged owners to report so they could be fixed and it's possible that the swimming pool by the office may have a leak.

Keith Maxwell was recognized and stated that he knew of a couple leaks at his lot that need to be fixed. Gerald will check into them.

Debbie Baily was recognized and questioned the mud run on River Road in Block 4 which needs gravel. It was noted that we have very little budget left for gravel but this is an area that also needs a new rock base (that's why it's all mud). People also need to stop playing in it with ATVs and other off-road type vehicles to lessen the problem.

Tammy Riggins was recognized and spoke on behalf of her sister and brother-in-law, Sue and Jeff Williams in Block 3. She said they had paid their assessments and all electric bills and had copies of the receipts yet for some reason their camper had been unplugged and their electric meter box was locked. The park will assume responsibility for damages that may have occurred and apologized for the mistake. Because of this and another incidence that was brought to the board's attention, there will be a double check system put in place for any electric boxes that are scheduled to be locked because of non-payment.

David Hicks made a motion to adjourn. The motion was seconded by J.W. White. The motion passed and the meeting was adjourned.

River bend Park POA Meeting

Minutes

August 17, 2019

Those in attendance: Steve Evans Sandra Starkey Dale Anshuetz, William Davis, Clarissa Brown, Lisa Harrell, DeAnn Rucker and Carol Halford.

The meeting was called to order by President, Steve Evans,

Presenting of the Minutes by Carol Halford. Gail Davis made a motion to approve the minutes. Deb Hancock seconded the motion. The motion passed.

Presenting of the Treasurers Report by Lisa Harrell. Deb Hancock made a motion to approve the financial report. Angie Ostermeier seconded the motion. Questions were asked about the purchase of and sales of meters, and income from rentals. The motion passed.

Steve Evans introduced Anthony Gilian as Riverbend security guard. He introduced himself, gave his credentials and explained how he would be serving the park. He fielded questions from the POA. Ryan Holder indicated that he was against the way the security guard was hired. He gave his hours as 6-11 on Friday and Saturday night and in case of emergency he encouraged the POA to call 870-994-2211. It was requested that we have a letter from the Sharp Co. Sheriffs office stating that Scott Rose had be sworn in as a deputy, to have on file.

Mobile Text Alert. The process for receiving mobile test alert from the Park was explained. If POA members are not registered they will need to contact the office.

Projects update. Gerald reported that all the small dumpsters are gone and replaced with a 30 yard dumpster, he can take the tractor and push trash down and hopefully fit more trash in the 30 yard dumpster. Red flags on trailers indicate the number of handles you have for pumping. Entergy is out updating power poles from McDonalds to the park. Water inspection is coming up next week. The pool at Block 9 will remain open while we have chemicals available and the weather stays warm. The pool by the office will be shut down after the holiday for extensive work since it is loosing water. Pumping continues to take more time; we have several campers with more than one tank. Our electrical needs are greater than the lines can carry.

The POA was reminded that if you have a 50 amp camper and we provide 30 amp services, we encourage you to put in a power pole.

Upcoming activities. The election was discussed. It was announced that candidates will be introduced at 9:30 and the voting will begin at 10:00am and run through 2:00pm. Water slides and Bounce house will provided for the kids from 10-4, Parade at 6:00pm and the Crafton Bros. band will perform from 7:00pm to 11:00pm

Bylaws committee report. The bylaws-committee will send out the bylaw changes to the POA. You will have 45 days to vote on the changes and return your ballot.

Riverbend Park Owners Association
Minutes
October 19, 2019

Board Members in attendance: J.W. White, Steve Evans, Rick Cooper, William Davis, Sandra Starkey, Justin Taylor and David Hicks.

David Hicks called the meeting to order.

Presenting of the Minutes. Deb Hancock made a motion to approve the minutes. Angie Ostermeier seconded the motion. The motion passed.

Presenting of the Financial Report. Angie asked for OSCS clarification that shows on our payroll expenses and she was informed that it was child support garnishments for one of the employees. She also pointed out that the Entergy charges that are listed on the Financial Statements are for the main poles on park property. Gail asks for the closing balance, which was 43,547.35. Amanda was asked if there past dues further back from last year. She will check. She will go back and check on bills owed by those who have purchased power poles and possibly have electric bills from using park power. There is a plan for getting meter readings done more efficiently. The finance committee will be meeting soon for an audit. There was a discussion concerning the use of electric gates and using a card system that would also be used for the bath houses and the pools. Carol Halford made a motion for the board to put together a package deal with cost analysis and a plan to implement electric gates with the cost of a one time assessment per lot for the project. Angie Ostermeier seconded the motion. The motion passed. Steve Evans volunteered to head up the research. Angie Ostermeier made a motion to approve the financial report. Brandy Alcorn seconded the motion. The motion passed.

Projects update. Gerald reported that they are working on the pool and the plumber has ordered jets and skimmers. Pipes that had been corroded or had busted from freezing have been replaced. The bid for the pool project was 5,500 and the next bid was 3,157. The man that will be doing the job has guaranteed that he will stand behind his work. The drain by the river will be next after the pool is completed. David Hicks has posted jobs on face book for employees and has had several responses. He indicated that the recommendations for employment would come form the park manager to the board as well as process of firing an employee. Gerald is working on the bathhouses to fix the humidity issue which will be done when he winterizes them. Wax seals will also be replaced.

Committee updates. The by-laws committee will meet tomorrow and count ballots for the proposed bylaws changes and updates. The committee indicated that very few POA members sent ballots in. The finance committee is being contacted in order to set a date for an audit.

The pumper truck committee reported that there was 4,133.57 in the special account. They have plans to build a stage in Block 9 with a concrete pad. Any future deposits into the special account will go to park equipment for the kids and a new park will be placed in Block 9. A POA member suggested that more parking should be arranged at the honey hole. Gerald would like to leave the cable in place and find additional parking elsewhere. Angie made a motion to put excess funds toward playground equipment and have the POA vote on the suggested plans for Block 9. Gail seconded the motion. The motion passed.

New Business

J.W. White was introduced as a replacement for Dale Ansheutz and will serve in that position until 2020. Sandra Starkey reported on the upcoming Halloween activities to be held on October 26th. There is an ongoing gun raffle for playground equipment with the winner being announced at the Halloween Activities. The text alert system is up and running. The closing date for the park is Monday December 2 unless deemed otherwise.