

RIVER BEND PARK BOARD MEETING MINUTES
DECEMBER 14, 2020

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:35pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Dawn Craft, Ryan Holder, Stacey Okert and Arlen Whitley

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Secretary Jackie Ragan presented the minutes as written unless there are any deletions or corrections to be made.

Seconded by Mr. Holder.

Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Treasurer Kimberly Bondi presented the financials.

Seconded by Ms. Okert.

Motion passed by majority verbal Ayes.

Ms. Okert asked about people having electric usage when the POA member hasn't paid assessments. There are quite few of these that have cut the lock off and started using park electric. This is theft of service. President White asked Jericho Smith to call him in the morning to discuss calling the Sheriff's Office.

A question was asked about the aging summary and how things were trying to be highlighted. Some POA should be highlighted Red and another color.

It was noted that Ms. Craft owed skipped electric from 2019. A discussion took place. Ms. Craft stated that she will pay the bill.

5. REPORT OF THE PARK MANAGER

Mr. Smith reported that he has moved the Guard Shack at Block 5 gate, the pools have been winterized, the bath houses have been winterized, exhaust fans have been installed in

bath houses 1, 2, 4 and half done in bath house 3. Bath house 5 will be completed later in the week. The problem with the dump station is that all three tanks are full solids, no place for liquids, need to have them pumped out. Mr. Smith will be getting prices for that. The playground will be put together over the winter, just waiting on some pictures/diagrams from Lisa Harrell. Also has to find a transit to put the poles in the ground.

There was a discussion about why the dump station tanks are solid. It was hypothesized that the tanks were not emptied at the beginning of the year. Or that additional waste other than the parks waste was dumped into the system.

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

- a) President White stated that Jason Creasey has looked at the roof. He will write a letter for the insurance company.
- b) Mr. Holder is looking into the white/red camper being moved from park property.
- c) Ms. Bondi stated that we are waiting on one more piece of equipment and the cards.
- d) President White stated that there is no update on the creek cleanout.
- e) Mr. Whitley stated that the security committee is still looking into all items. They are researching as to the authority and how much security can be put in place and enforced.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Treasurer Bondi stated that she spoke to the accountant and we are now able to accept online credit cards, no cards will be accepted in the office. There will be a 3% processing fee and a \$0.25 flat fee added to invoices if the POA wishes to pay by online credit card. This is what the park is charged, we are just charging it back to the POA member. A motion was made to allow POA members to pay by online credit card and to recoup the processing fees from the POA member. The motion was seconded by Ms. Okert. Motion passed by majority verbal Ayes.

Treasurer Bondi talked about the electric pole credit and said that December 31, 2020 was the deadline to let the office know about their own power pole. Park power cannot be used at all to receive the credit. It is the POA members responsibility to let the office know they have their own power pole. It was decided to put the own power pole list on FaceBook so that POA members can make sure they are on the list.

Treasurer Bondi presented the 2021 Budget for discussion. Changes were discussed and made during the meeting on each line item as well as payroll. A motion was made by Mr. Cooper to accept the revised 2021 budget. Ms. Okert seconded the motion. Motion passed by majority verbal Ayes.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

Secretary Ragan made a motion to table future pumping discussion to next meeting. Mr. Whitley seconded the motion. Motion passed by majority verbal Ayes.

12. ANNOUNCEMENTS

President White recognized Mr. Whitley, Paul, John David Miller, Joe Eldridge, Jericho Smith and Gerald Ostermeier for a job well done on helping close the park down with electric and water.

13. EXCUSED BOARD MEMBERS

Secretary Jackie Ragan made a motion to excuse Mr. Jeremy Glass for a necessary absence. Seconded by Mr. Holder. Motion passed by majority verbal Ayes.

14. ADJOURNMENT

Secretary Ragan made a motion to adjourn the meeting till the next scheduled meeting on January 11, 2021 at 6:30pm. Seconded by Mr. Whitley. Motion passed by majority verbal Ayes. Meeting adjourned at 9:45pm.

RIVER BEND PARK BOARD MEETING MINUTES

November 9, 2020

1. **Roll Call**

Meeting was called to order by President J.W. White. The following members were present: J.W. White, Rick Cooper, Kim Bondi, Jackie Ragan, Arlen Whitley, Stacy Okert, Ryan Holder and Jeremy Glass.

2. **Announcement of any Special Order of the Day**

Executive Session to discuss Employment issues

A motion was made by Mr. Ragan to go into Executive Session to discuss Employment Issues.

Seconded by Mr. Whitley

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried and the Board moved into Executive Session

3. **Approval of minutes from previous meetings**

A motion was made by Mr. Ragan to approve October's Minutes as written

Seconded by Mr. Whitley

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

4. **Approval of Financial Report**

A motion was made by Ms. Bondi to approve the Financials as written

Seconded by Mr. Ragan

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

5. Report of Park Manager

Dispensed

6. Report of Standing Committees

Members reviewed a copy of the Audit Report. Members also heard from Audit Committee Chair Brandy Alcorn who stated office paperwork, expenses and payroll (with the exception of the accountant making a minor error) all looked good.

A motion was made by Mr. Cooper to approve the Audit Report as written

Seconded by Ms. Bondi

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

Ms. Okert stated Halloween plans went great and she is already planning next year's activities.

Mr. White commended Ms. Okert for her hard work

7. Report of Special Committees

Dispensed

8. Old Business

Killefer and road care - Ms. Craft

Ms. Craft inquired if the Killefer can be fixed and if so, should it be used. Mr. Glass stated he would check it out and if need be, take it to his welding shop to be fixed.

Motion for can sell- Mr. Holder

Ms. Bondi stated they were not able to use the trailer as planned to haul off the cans.

Ms. Okert stated she has bagged 40 bags of cans so far, but the yellow container is still full.

Mr. Holder stated since Ms. Okert got it cleaned up he was ok with waiting until the price of cans went up to sell them

Creek Cleanup- Ms. Bondi

Members discussed ongoing issues with Block 8 & 9 creeks

Community Building Roof and Insurance Requirements- Ms. Bondi

Mr. White stated Jason Creasey will look at the roof this week

The following is old business from previous meetings to keep on record and addressed when necessary:

1. Need the letter for the roof of the community building or insurance will be cancelled.

See above

2. The Covid-19 extra pay should it stopped. We had said 22 weeks.

Mr. White stated the Covid-19 pay has been stopped

3. The white/red camper left across from the community building needs to be towed somewhere. Who is on the abandoned camper committee? Who can we get to do this?

Referred to Abandon Property Committee and Mr. Holder who is on that committee

4. Do the water pumps need to be serviced? Earlier in the year we thought one broke, but it was just an electrical issue. Preventative maintenance?

Mr. White: They are being serviced

5. Have we ever put water softener in our water tank? Or wherever it is supposed to be? There seems to be a lot of lime and/or calcium this year.

Mr. White: No, the water is treated by Hardy

6. The vents for the other 4 bath houses have been delivered. A work order will be created to get them installed.

Ms. Bondi: A work order has been issued but not completed yet, will be a winter project

7. Have all the toilet leaks been fixed? What about the one in block 9 men's bathroom?

Mr. White: it's the showers and will be a winter project

8. Electric Gates - just waiting on the cards.

Ms. Bondi: This is checked almost daily, still waiting on the cards

9. The camera's we purchased have not been installed as of yet. There is one for the tree by the garbage and all the ones for around the community building.

Ms. Bondi: Work orders have been created.

10. Where are we on meter removals and final meter reads?

Mr. White: Several have been removed, some will be done during the winter

11. Any update on when the creeks will be cleaned out?

See above

12. Is there any update on the Security Policy given to the Security Committee?

Mr. Whitley: Nothing to report yet, planning a committee meeting soon

13. Is there any update on the speed bump suggestion given to the Security Committee?

See 12

14. Is there any update on the ATV sticker suggestion given to the Security Committee?

See 12

15. Is there any update on the unlicensed kids driving suggestion given to the Security Committee?

See 12

16. Is there any update on the enforcing rules suggestion given to the Security Committee?

See 12

9. Resolutions previously tabled

Dispensed

10. New Business

Dawson Septic

Mr. Ragan: We need to discuss the spill

Ms. Craft: Do we know for sure it's not water

Ms. Metcalf: Definitely sewer, we took pictures

Mr. White: I called Kenny (Owner of Dawson Septic) and told him about the spill, Kenny said he would check it. Gerald went and checked the spill, Gerald said the fill system is working properly. I asked when Dawson Septic decided to start dumping in the park as we were told by Dawson's they were hauling out of the park. Essentially what has happened is they dumped it too quickly causing the spillage, not giving the pump enough time to keep up

Ms. Okert: From pictures I've seen it's obvious that the valve was opened too much while dumping and not being paid attention to causing the spillage before the pump and lines could handle the dump, causing a dump overflow.

Mr. Holder: I have a question does anyone have any knowledge throughout the summer with us having any problems with the dump station down there being filled or overflowing or anything like that, far as us having issues with the lines.

Mr. Ragan: I can tell you what he (Kenny Welch) told me. That the system because there was such an amount of stuff this year that is uncommon, I'm assuming because we had more campers this year, the amount of stuff he (Kenny Welch) was putting in there, it wasn't having enough time to seep. So he told me he wasn't going to dump in there for the rest of the year, to give our system enough time to drain down, or as he (Kenny Welch) called it "give it a rest". He told me he was going to haul for the rest of the year to the treatment ponds.

Mr. Holder: I didn't know if we had trouble with the lines. I don't know anything about that so that's the reason why I was asking

Mr. White: I know he (Kenny Welch) has passed it on inspection the past few years that we are good

Mr. Cooper: I know they have to be inspected yearly and he (Kenny Welch) is the one that inspected it

Mr. White: He (Kenny Welch) told me that they haven't had any problems, they been doing the same thing for 6 months and then he said last time that it happened it came up where they were dumping and not the overflow. That's a big difference between no issues but an issue once before

Ms. Craft: I've got Jessie (Jessie Hancock Dawson Septic Employee) right now who would like to talk and speak on his behalf, are you guys ok with that. He would like to say his stance on what happened today, I do not know.

The board agreed to add Jessie Hancock (Dawson Septic Employee) into the meeting

Mr. Ragan: I just had a POA member send me a video that appears to show Dawson spilling sewer on his concrete today

Mr. White: Jessie you want to tell us what happened today

Mr. Hancock: I don't know what happened, I don't know anything about what was being done. I left and got about halfway home and Kenny calls me and saying that JW called him saying something was going on at the dump station, it was overflowing. It wasn't out in the road or anything, there wasn't any kind of big mess when I left

Mr. Whitley: What time did you leave

Mr. Hancock: It was about 3:45 or 4. I dumped in block 6 then I left right after that.

Ms. Okert: How many gallons did you put in that station

Mr. Hancock: I put a thousand gallons in that station..... I dumped 5 campers in block 6 and then I got a call and turned around and went out block 8, I never went back by the dump station after I dumped

Ms. Okert: How much time did it take you to dump that thousand gallons

Mr. Hancock: Oh a good while. I don't know exact time

Ms. Okert: Just another question for you, when you open your valves, do you go over and watch for that pump to kick on

Mr. Hancock: the pump to kick on? No

Ms. Okert: Yes, do you walk over to that box and wait for the pump to kick on to make sure it doesn't overflow

Mr. Hancock: No, I never have

Mr. Ragan: Jessie when did y'all start dumping back in the park, last I spoke with Kenny he said y'all were hauling out of the park to give our system a rest

Mr. Hancock: No

Mr. Ragan: He said he'd be doing that for the rest of the year

Mr. Hancock: I never knew anything about dumping outside the park... We've always dumped in the dump station, we've never took what comes out of the camper and took it somewhere else

Mr. Ragan: Just to clarify, you are saying that on a weekly basis you have never filled that truck up and left the park to take it to some sewer treatment plant and dump

Mr. Hancock: Not from the campers, no.... We don't take anything out of the park.... I've dumped just like I always have and there's never been a problem

Mr. Holder: Hey Jessie concerning the pump station down there in block 5, do you have any knowledge of it not being adequate enough or anything going on with the lines

Mr. Hancock: Yes and we brought that to the boards attention, we talked to Cody and told them all about that

Mr. Ragan: Hold up just a second, you brought what to the boards attention

Mr. Hancock: Ok, back in the summer whenever we would dump like 3 or 4 loads in there, like 4th of July, Memorial Day, sometimes when you would dump a lot in there it would come out the distribution box but, we've told Cody and all them about that, but it didn't do it every time

Mr. Ragan: Just to clarify you didn't tell that to the board

Mr. Hancock: We've told that to the maintenance people

Mr. White: I want to be clear because I have talked to Kenny, so it has come out of the overflow box before

Mr. Hancock: Yeah, but like months ago it did and it stopped for a long long time

Mr. White: Ok because that's not what Kenny said to us.... He told me this afternoon that it had never overflowed, but the one time that it did it came up where the hose goes into the concrete, where you dump

Mr. Hancock: No, we told him it came out of the box, he may have thought we were talking about the hole in the concrete

\\End of conversation with Mr. Hancock//

Mr. Ragan: Mr. President I want to ask Ryan something. Ryan it seems like you keep hinting around that something has happened that we should know about this summer or something we should have been made aware about, lets quit beating around the bush and get to it, because there has not been an issue brought to this board other than what Kenny Welch has told me that he was hauling out, now you just heard what Jessie said, but he told me, I know he has told Kim and I believe he even told the POA during the Q&A that he was hauling out of the park to give our system a rest. So if you know something that the rest of us don't know I think it's time to share that stuff and lets quit beating around the bush on that

Mr. Holder: Well I'm not beating around the bush, earlier I had found out there was a situation several weeks ago or longer than that, that there's something wrong with the system down there in block 5, so my question was did anyone have knowledge of this, it was brought to my attention that there was someone on the board at that time that was notified of this and actually the park manager was notified of this and no action was taken, so that was the reason I asked the question that I asked

Mr. Ragan: He (Jessie Hancock) was saying that he notified Cody but I don't think that would be the proper person for him to notify and he definitely didn't tell us that, or in the Q&A, or the different conversations we all had with him. If I remember right Kenny did say in the future we may have to do some repairs or upgrades in the future, but it sounds to me that just what Stacey said happened, happened.

Mr. White: Ryan who was the board member that was told about the lines

Mr. Holder: I just actually got a text message, Justin told me that it was brought to a couple board members attention at the time this was going on.... Asked him about our lines not being adequate enough, and that we have an issue and this is what he was telling me earlier that we have a major issue with these lines that if we continue to operate the way we operate the Arkansas Health or whatever they call it there would

come in and I mean it would be a major ordeal and I kind of looked into it since he sent me the test. The gentleman that spoke you could tell he was upset and I understand that

Mr. Ragan: I think your internet reception is cutting out Ryan, but I tell you it's awfully off to me that number 1 Dawson is the one that done our inspections. Done it at the beginning of the year and passed just fine. The former board member you mentioned never said anything about it until the vote started coming up, on Facebook I remember seeing where he said there's going to be major repairs needed. I don't know if repairs will be needed or not, I'm not a sewer man, but what I can do is see through bull crap and this sounds like a lot of bull crap to me. I mean it's where he said, she said, but this is what we know, we pay the company, we contract the company to come in, you can argue if they have upheld their end of the bargain or not, that's a subject for a different time. You can argue if Jessie done the right thing today, Jessie was pretty defensive

Ms. Craft: I don't think he was defensive

Mr. Ragan: He sounded pretty defensive to me, but I've had a couple conversations with I'm in the past and that's my opinion.... I agree with what Stacey says and I consider her the expert here, none of the rest of us has done it, she's done it and I agree with what she's saying.... And what I do know for a fact is that he (Kenny Welch) told me, he told Kim and I'm pretty sure he told the entire POA that he was hauling out of the park, but you just heard Jessie say he didn't. What he told me was our lines needed a rest because of the amount of sewer being put in there, if that was the case why was more sewer being put in there, well we just found out they wasn't taking out of the park to begin with.

Mr. Holder: There is still somebody on the board that had knowledge of this, I think it was kind of overlooked at the time, so I'm just throwing that out there. I'm not going to actually throw them underneath the bus, it just wasn't a concern at the time, but I do want everybody to know is a problem and it didn't just come from Dawson Septic from 3 months ago we were having issues with our lines

Mr. Whitley: You think there is someone on the board that has current knowledge of this

Mr. Holder: Allegedly there was someone that had knowledge of this, at some point it was overlooked is what I am being told

Mr. Whitley: Is that hearsay or do you have actual evidence.... Do you know that directly?

Mr. Holder: That come from pretty straight. I didn't ask for actual physical or concrete evidence

Mr. Ragan: It sounds to me like you're getting some misconstrued information

Mr. Holder: That's your opinion, just telling you what I been told

Mr. White: It's also my opinion

Mr. Holder: Jackie you wasn't on the board then so you wouldn't have had knowledge

Mr. Ragan: I was on the board when they first came in, that was my first meeting

Mr. Holder: Well it had to be before then

Mr. Ragan: You mean when they passed our inspection, see where I am going with this

Mr. Holder: Yeah but to be honest with you if you talk to Dawson's, I guess its Kenny, he actually passed us this past year on the inspection and really didn't have to, he could've really turned us in if he wanted to

Mr. Ragan: So he broke the law is what you're saying.... Just to clarify what you just said you're saying that he broke the law to keep us going

Mr. Holder: I don't have concrete evidence, I know what I been told.... Well, what I'm saying is if it's on our end are y'all ready to pay the fines

Mr. Ragan: Just to clarify do you understand what you're saying because you're saying is it on our end. The only thing that we have to go by to determine if it's on our end or not is if we pass inspection or not; we passed inspection. What do you want us to do when the person that you're saying "well he just allowed it, he just passed us to keep us going", you're saying that he passed our inspection fraudulently, that's what you are saying, "allegedly" is what you're saying

Future Pumping

A motion was made by Mr. Ragan to not allow Dawson Septic to do our inspections from here on out

Seconded by Mr. Whitley

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 6 votes were cast

The following members voted abstain:

Ryan Holder and Dawn Craft

A total of 2 votes were cast

Motion carried

11. Miscellaneous and Unfinished Business

Mr. White: Pursuant to Rule 16, paragraph A of the 2020-2021 Board Rules I'm appointing Arlen Whitley to the Personnel and Administrative Committee

A motion was made by Mr. Ragan approve this nomination

Seconded by Mr. Holder

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

12. Announcements

Mr. White: The park will shut down officially on November 30, 2020, power and water

13. Excused Board Members

Dispensed

14. Adjournment

A motion was made by Mr. Ragan to adjourn until next scheduled Board Meeting on December 14, 2020 at 6:30pm

Seconded by Mr. Whitley

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried, Meeting adjourned

RIVER BEND PARK BOARD MEETING MINUTES

October 12, 2020

1. Roll Call

Meeting was called to order by President J.W. White. The following members were present: J.W. White, Rick Cooper, Kim Bondi, Jackie Ragan, Arlen Whitley, Stacy Okert, Ryan Holder and Jeremy Glass.

2. Announcement of any Special Order of the Day

Accepting the Resignation of Wendy Barger

A motion was made by Mr. Cooper to accept Mrs. Barger's resignation

Seconded by Mr. Glass.

The following voted Aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Rick Cooper, Stacey Okert, Jeremy Glass

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion carried.

The board heard from 2 individuals interested in filling the vacant board seat, Josh King and Dawn Craft both discussed their visions and ideas.

The following members voted for Mrs. Craft:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert and Jeremy Glass

A total of 7 votes were cast for Mrs. Craft, she was then seated as a board member.

Seniority Draw was conducted between Mr. Glass and Mrs. Craft with Mr. Glass winning seniority.

3. Approval of minutes from previous meetings

Mr. Ragan made a motion that the minutes be approved as written with the correction of a typo.

Seconded by Ms. Okert

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

4. Approval of Financial Report

Ms. Bondi made a motion that the financials be approved as written.

Seconded by Mr. Whitley

Mr. Holder asked a question regarding balances on the aging summary report to see if that balance was tied into a property outside the park. Ms. Bondi stated no.

Ms. Okert asked a question regarding a sold property on the aging summary report

Mr. Holder then asked concerning the previously mentioned property outside the park if the park provided electricity to that property, Ms. Bondi stated no.

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

5. Report of Park Manager

Park Manager report was submitted in writing and will be attached to these minutes for record. (see below)

6. Report of Standing Committees

Ms. Okert discussed her plans for Halloween activities including a chili cook off and various children activities, she has everything planned to the dollar amount and needs roughly \$100.00 to complete all planned activities with her providing everything needed for the chili cookoff.

Ms. Bondi made a motion to allocate \$100.00 to the Activities Fund

Seconded by Mr. Holder

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

7. Report of Special Committees

No reports but President White stated that a board member needed to be appointed to the Audit Committee due to Ms. Bondi having to step down since becoming Treasurer. President White appointed Mrs. Craft to be the Board's Representative on the Audit Committee.

8. Old Business

President White recognized Mr. Holder to discuss any progress he has made on a motion to and idea to remove old collected cans and sell for the park.

Mr. Ragan recapped that at a previous special meeting Mr. Holder stated that he wanted to have the can collection removed due to them being an eye sore, President White told him to get a motion and plan together and bring it to the next called meeting.

Mr. Holder then stated that the employees needed to do it, Ms. Bondi stated that might not be possible due to insurance requirements.

President White asked how it should be accomplished and stated that the intentions of tabling Mr. Holder's suggestion was to give Mr. Holder time to create a plan for the cans removal and selling.

No movements have been made since previously discussed so discussion was then had regarding the removal and selling of the cans

A motion was made by Mr. Holder to remove the cans and sell them putting the funds collected into the Activities fund.

Seconded by Mr. Cooper

Ms. Okert, Ms. Bondi and Mr. Cooper then discussed ways to remove the cans with Mr. Cooper volunteering his trailer, Ms. Bondi volunteering her truck and Ms. Okert calling to find the best place to sell them. Ms. Bondi and Ms. Okert would work together to achieve the loading and transport.

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

Ms. Bondi asked if any movement had been made on the planned creek cleanup. President White said he would get with the Park Manager to see what movement had been made.

President White stated that on the insurance requirements and roof repairs that we are still seeking appraisals.

9. Resolutions previously tabled

President White Dispensed with this item

10. New Business

Resolution 1 was read.

Mr. Holder: "I have a question on that. I've never received any of those, so I'd like the record to reflect, all those resolutions, if I could get a copy of those please".

Mr. Ragan: "They are in your email".

Mr. Holder: "I've never seen them".

Mr. Ragan: "If you will look on the attachments on your email".

Mr. Ragan: "Let me double check you are on there, but did you get this link off the email or Facebook".

Mr. Holder: "Email"

Ms. Bondi: "They were attached to that"

Mr. Ragan: "You are on there, Ryan if you will look at the bottom where the agenda and everything is, there is a handful of Pdfs, one of them is entitled Resolutions".

Mr. Holder: "3 attachments is all I got".

Mr. Ragan: "I don't know that's something on your end, because there's 9 attachments, you may have to scroll down".

Mr. Ragan: "The only thing I can do is resend the same email I've already sent you, but I would suspect that if you click see mor or something because you got to have all those attachments. I can think that you would get 2 or 3 and not all 9.

Mr. Holder: 'I got the budget, the board whatever that was and aging summary and that's the only 3 I got".

Mr. Ragan: "You're on the wrong email, go to the email I sent with the zoom link and scroll all the way to the bottom. At the top I said *Please see link below and attachments*, if you will scroll to the bottom you will see all the attachments.

Mr. Holder: "Ok there it is, my bad".

Discussion was had further regarding Resolution 1, President White tabled Resolution 1 indefinitely.

Resolution 2 was read, and Ms. Bondi pointed out a typo to be corrected.

Mr. Whitley motioned to approve Resolution 2

Seconded by Mr. Cooper.

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 7 votes were cast

The following members voted no:

Ryan Holder

A total of 1 votes were cast

Motion carried

Resolution 3 was read

Ms. Okert made a motion to approve resolution 3

Seconded by Ms. Bondi

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 7 votes were cast

The following members voted abstain:

Ryan Holder

A total of 1 votes were cast

Motion carried

Approval of President Whites video decision. President stated that everyone has received a letter requesting the release of a video and what his decision was and reasoning, he asked that the board uphold his decision and approve his actions.

Mr. Ragan made a motion to uphold President White's decision and approve his actions

Seconded by Mr. Glass

The following members voted aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Ryan Holder, Stacey Okert, Jeremy Glass and Dawn Craft

A total of 8 votes were cast

Motion carried

11. Miscellaneous and Unfinished Business

A motion was made by Ms. Bondi to go into Executive session to discuss employment issues

Seconded by Ms. Okert

All voted Aye

Motioned Carried and the Board went into Executive Session

A motion was made by Ms. Okert to leave Executive Session and resume Regular Session

Seconded by Mr. Whitley

All voted Aye

Motioned Carried and the Board resumed Regular Session

12. Announcements

Marco Cooper turned in his 2-week notice and will be leaving the park at the end of the month

Pools will be closed effective immediately due to weather and having problems keeping leaves out of the strainers.

POA Meeting October 31, 2020 and vote on Outsource Pumping

Ms. Okert announced Chili Cook-Off, games trunk-or-treat, hayrides, costume contest and other various activities planned for October 31, 2020

13. Excused Board Members

None

14. Adjournment

A motion was made by Mr. Ragan to adjourn until November 9, 2020 at 6:30pm via zoom.

Seconded by Mr. Whitley.

Motion carried

Meeting was adjourned

Park Manager Report

1 Several hours utilized in Block 2 pool. Installing new pump, repairing pool house plumbing, scraping years of flaking paint and concrete. We used flat hoes, paint scrapers, also attempted to feather bad patch edges with 4 inch grinder with concrete pads. Finalized with muriatic acid wash and 2 coats of pool rubberized paint. All attempts were in effort to minimize opening pool next summer. Hope a light high pressure wash and cleanup process will have you ready to open.

#2. During September we removed several breaker boxes / meters... disconnected underground wiring from distribution boxes and cut off old wiring just below ground level, approximately 100 were taken out. The list with old meter reads will be turned into office this week.

#3. Finalized insurance report with exception of roof repair to community building. Changed water heater, block 9 bath house, cleaned up several boxes with improper wiring connections and put on switch, receptacle, and blank covers. The report probably didn't have but 20-25 request but we possibly repaired twice that many. Added breaker panel cover in bath house 4. Met federal requirements on all breaker panels, no missing blanks that leave panels dangerous. Pictures were taken of insurance requested repairs

#4. I believe approximately 5 more loads of gravel were delivered and all but a small portion was put on roads. Lots of back blade scraping and dirt rearranging took place. Taking dirt from high places and hauled into low spots especially in front of playground. We used front loader claws to remove all brush piles of limbs, etc., then took to playground and burnt.

#5. Post were cut up from old electric poles and added in corner by playground, added post along incoming side and exiting side of black top at block 5 gate. The new gate install left sides of road open. Closed up and attempted to straighten side fenced area. Those areas looked pretty shabby.

#6. Several electrical service jobs and service related plumbing jobs were done in September, most were from MaintainX program, but not only from the program. Many times we repair problems we spot during routine service, some are direct request of Property Owners either in passing or they come straight to the shop to report. About half dozen water repairs were made that required hand digging to get to leaks underground. One in particular at 027-02 required hand digging of about 50 foot of trenching. The original old water line was cut loose and abandoned because it had sprang leaks several times in the last 3 months.

#7. September we hired James Ford which took over the mowing and weed eating. This helped catch us up and allowed the block 2 pools to receive daily repair. Lori Ford was hired to take care of bath house cleaning, she took Lisa's place. She is in the park most of the time and works as needed. She has been doing a better cleaning than we previously were getting, partially because it's her only requirement. We do daily routine stuff that never gets credit and is lost in the mix. Probably changed 20 leaky spigots, pick up trash, empty trash barrels, pack trash container down daily, mark ground for underground work such as Entergy request, property owner request for awnings, decks are built. Equipment repair, mowers, belts, blades, weed eater problems, tractor hydraulic stuff. Gates locks are cut off and re-

welded on regularly. We also have our normal Friday pumps, usually about half day, two men. Then Friday evening misses, normally at least 2 but can be as many as 6-8 and then again Saturday afternoon, as folks come in and realize they are missed. This needs to be addressed when decision is made with Dawson's. The POA needs to realize that on demand pumps are expensive to parks budget and it's difficult to work men all week then demand a call in for misses, not sure the fix for this, but it's a real problem.

RIVER BEND PARK BOARD MEETING MINUTES

September 14, 2020

1. Roll Call

Meeting was called to order at 6:14 P.M. by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Ryan Holder, Stacey Okert

2. Announcement of any Special Order of the Day

Officer Elections

President Hicks opened the floor up for Officer Nominations. The Positions to vote on were as follows, President, Vice President, Secretary, and Treasurer.

President Hicks recognized Mr. Holder, who nominated Ms. Stacey Okert for Vice President. Mr. Holder also nominated Mr. David Hicks for President.

Mr. Ragan nominated Ms. Kim Bondi for Treasurer.

Ms. Okert was called on by President Hicks for any nominations and she stated she would like for it to stay the same.

Ms. Bondi nominated Mr. J.W. White for Secretary.

Mr. Cooper was called on by President Hicks for any nominations and he stated he had none.

Ms. Barger was called on by President Hicks for any nominations and she stated she nominated Mr. Jackie Ragan for President, Mr. David Hicks for Vice President, Mr. J.W. White for Secretary and Ms. Kim Bondi for Treasurer.

Mr. White was called on by President Hicks for any nominations and he stated he would leave it the same as it is now.

Mr. Whitley was called on by President Hicks for any nominations and he stated he would leave it the same as it is now.

President:

David Hicks 8 votes

Jackie Ragan 0 votes

Vice President

Stacey Okert 1 vote

Rick Cooper 7 votes

Secretary and Treasure were both unopposed and received 8 votes.

Adoption of the Rules for the 2021 Session

Secretary White went over the Rules. This proposal was emailed 72 hours prior to the meeting to all the board members. Secretary White asked if everyone had had a chance to go over them. No one spoke up to say they had not. To save time he grouped them into blocks and asked if there were any questions or concerns on Rules 1-5. Hearing no objections, he moved on to Rules 6-8. Mr. Ragan offered the following amendment to Rule 6:

Rule 6 - Regular and Special Meetings

Meetings of the Board of Directors shall be held at a location determined by the President. Regular meetings shall be held the second Monday of each month on a date determined at the previous meeting and agreed upon by the majority consent of the board. Special meetings shall be held at such times as may be fixed by special motion, which motion shall be approved by a majority vote of the members present.

Secretary White accepted the change. Mr. Ragan made a motion to amend rule 6, seconded by Mr. Whitley. A voice vote was taken and the motion passed.

Rules 9-11 No questions were asked or objections made. Rules 12-14, no questions were asked. Rules 15-20, Treasurer Bondi asked a question on the committees, she thought there were more than is listed in Rule 15. Mr. White told her that he only put in there the ones he knew off the top of his head, but that they could come back and amend it later to add them. There were no other questions or objections. Rules 21-25 were went through, there were no questions or objections. Rules 26-30 were went through, there were no questions or objections. 31-35 were went through, there were no questions or objections. Mr. Ragan offered an amendment to Rule 36:

Rule 36 - Executive session voting.

No vote shall take place in executive session except concerning personnel matters. Any issue addressed in executive session requiring a vote shall take place in open session.

Secretary White accepted the change. Mr. Ragan made a motion to amend rule 36, seconded by Mr. Whitley. A voice vote was taken and the motion passed.

Rules 37-40 No questions were asked or objections made. Rules 41-45 No questions were asked or objections made. Rules 46-50 No questions were asked or objections made. Rules 51 and 52.

Secretary White asked for unanimous consent on Resolution 1, as amended, Seconded by Mr. Ragan. There were no objections, Resolution 1 passed with unanimous consent. See attached Resolution.

3. Approval of minutes of previous meetings

August 10, 2020 Regular Meeting Minutes

A motion was made by Secretary White to approve the Minutes.

Seconded by Mr. Ragan

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert.

A total of 7 votes were cast.

The following voted

No: Ryan Holder

A total of 1 vote was cast.

A total of 8 votes were cast. The motion carried.

4. Approval of Financial Report

A motion was made by Treasurer Bondi to approve the Financial

Report. Seconded by Secretary White.

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert, Ryan Holder

A total of 8 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 8 votes were cast. The motion carried.

5. Report of the Park Manager

Mr. Marco Cooper was not at the meeting, President Hicks said that Mr. M. Cooper had hired two part time employees. Mr. M. Cooper also told President Hicks that his next big projects will be to get the other pool rebuilt and dismantling obsolete electrical boxes.

Insurance:

Mr. Cooper got a quote on a new roof. The cost to fix the roof \$14,440. Treasurer Bondi spoke and said that we could afford this, but that it would be tight. There was some discussion about the cost. We are going to get two more quotes.

6. Reports of Standing Committees None

7. Reports of Special Committees
None

8. Old Business

Electric Gates Update – Vice President Cooper

The gate man said that he was going to be back this week or next to finish the gates. He wanted to slowly start introducing people to the exit gate. The timing on the gate closing is better. We need to put signage up that you can't ride the gate. Treasurer Bondi is donating a computer to handle programming the key cards.

Bath Houses

- Toilet replacement
- Ventilation

Vent fans are working in Block 6 bath house we, we will order 8 more vent fans for the rest of the bath houses.

Pumping

Treasurer Bondi reported that everyone is making it to the list now they are just not getting pumped by Dawson. She has spoken to them several times; she keeps hearing we will do better. They seem to be either pumping the grey tank and not the black tank or vice versa. Treasurer Bondi is writing on the list for them the people they have missed before.

Ms. Metcalf said Dawson reported they were having problems with people flushing their black tanks while they are cleaning.

9. Previously tabled

Security Policy- Secretary White

A motion was made by Secretary White that the Security Policy he have drafted be referred

to the Safety Committee and they go through, make changes they deem necessary and present a Final Draft to this Board for consideration at the October Board Meeting.

Seconded by Mr. Ragan

A voice vote was taken. The motion carried.

A conversation about committees was had after this vote.

10. New Business

Friday Pumping - Treasurer Bondi

Asked when should we go back to the Friday pump list that was explained at the February meeting? There was a discussion about how many campers are being pumped and pumping in general.

Ballot for Pumping – Secretary White

Motion 2:

Secretary White moved that we hold a special election on October 31, 2020 of the Property Owners of River Bend Park to decide the following question:

For the past few months, we have been in a contract with Dawson Septic to provide pumping services for the park. The Board comes before you to ask do you want to keep using an outside source for pumping even though this means an increase in dues?

We will follow the same guidelines for this Special Election as we do for Board of Directors Elections.

Seconded by Jackie Ragan

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert,

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion carried.

At 7:33 PM Secretary White suggested the absence of a quorum and asked for the roll to be called to establish quorum. The following members were present: David Hicks, Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert. Board member Ryan Holder was absent.

POA Meeting – Secretary White

Secretary White made the following motion:

In Accordance with Article VII, Section 1, Paragraph B of the Bylaws of the River Bend Property Owners Association Sharp County, Fulton County, Arkansas I move that we have a Special Meeting of the Property Owners Association on October 31, 2020 in order to discuss business of River Bend Park, its members, and Board of Directors.

Seconded by Mr. Ragan

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert,

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion carried.

Unanimous consent-Mr. Ragan

Mr. Ragan asked that the record reflect that a poll was taken on the Property Owners Facebook page in regards to opening the pools following the last meeting and passed with 116 for and 57 opposed. He has submitted a picture of the results for the record see Attachment 2

Resolution and motion concerning private email, correspondences and Exec Session

Mr. Ragan Presented Resolution three to the board and made a motion to Accept it.

Seconded by Vice President Cooper

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Stacey Okert,

A total of 6 votes were cast.

The following voted

No: Wendy Barger

A total of 1 vote was cast.

A total of 7 votes were cast. The motion carried.

Parliamentary procedures-Mr. Ragan

Mr. Ragan suggested that if we had a Parliamentarian then meetings would run smoother and asked that a Board Member be appointed to that position.

Ms. Barger nominated Jackie Ragan

Seconded by Ms. Okert

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Wendy Barger, Stacey

Okert,
A total of 6 votes were cast.

The following voted No:
A total of 0 votes were cast.

The following abstained:
Jackie Ragan
A total of 1 vote was cast.

A total of 7 votes were cast. The motion carried.

Speed bumps-Mr. Ragan
Mr. Ragan offered this for discussion of the board. There was some discussion on this

Secretary White made a motion to refer to the Safety Committee

Mr. Ragan agreed to have it sent to the Safety Committee

ATV stickers-Mr. Ragan
Mr. Ragan asked to refer this to the Safety Committee

Unlicensed kids (young) driving road vehicles-Mr. Ragan
Mr. Ragan asked to refer this to the Safety Committee

Enforcing rules-Mr. Ragan
Mr. Ragan asked to refer this to the Safety Committee

Convenience store/stand-Mr. Ragan
Mr. Ragan gave a brief overview of this, but asked to table it until a later date.

Both creeks in block 8-Mr. Ragan
Mr. Ragan discussed how there is a problem with water running through properties in Block 8 because of the work Sharp County did on the bridges last year. The middle of the creek that runs from the first bridge on Bluff Road to the RR trestle is high in the middle than it is on both ends and it is causing water to flow through lots in Block 8 and causing damage. President Hicks advised that when the County Judge came out, he said that it was our responsibility to fix the problem they caused.

Board Meetings and Zoom- Secretary White
Secretary White presented Resolution 2 for the Boards consideration. Mr. Ragan offered the following amendment and made a motion to approve the amendment:

Resolution 2:

NOW THEREFORE BE IT RESOLVED by the Board of Directors River Bend Park that all Board meetings of the 2020-2021 Session have a Zoom link with them and that Board Members and Property Owners are allowed to attend the meetings and Board Members with a valid excuse (example work and emergencies) via Zoom. Zoom must include audio and should include video, if possible, for board members.

Seconded by Vice President Cooper

The following voted Aye:

Rick Cooper, Kim Bondi, Arlen Whitley, Jackie Ragan

A total of 4 votes were cast.

The following voted No:

Wendy Barger, J.W. White, Stacey Okert

A total of 3 vote was cast.

A total of 7 votes were cast. The motion carried.

Secretary White moved to have the resolution passed as amended

Seconded by Mr. Ragan.

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert

A total of 7 votes were cast.

The following voted No: A

total of 0 vote was cast.

A total of 7 votes were cast. The motion carried.

11. Miscellaneous and Unfinished Business

12. Announcements

Pumping List - Treasurer Bondi

Any incorrect formats will not be fixed any more, going to leave them like they come in.

If it's wrong, you won't get pumped.

13. Excused Board Members

14. Adjournment.

A motion was made by Mr. Ragan to adjourn

Seconded by Mr. Whitley

Motion passed without objection.

RIVER BEND PARK BOARD SPECIAL MEETING
September 15, 2020

1. Roll Call

Meeting was called to order by Vice President Rick Cooper. The following members were present: Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert, Ryan Holder.

2. Announcement of any Special Order of the Day

Vice President Cooper announced that Board President David Hick resigned and this meeting was called to fill his position as President and to fill the vacant seat.

He opened the floor for nominations to fill the President position.

Treasurer Bondi nominated Secretary J.W. White for President and Mr. Jackie Ragan for Secretary with the condition he keeps his parliamentary role also.

Seconded by Mr. Whitley

There were no other nominations so a roll call vote was taken.

The following voted Aye:

J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger, Stacey Okert.

A total of 6 votes were cast.

The following voted No: Ryan Holder,

A total of 1 vote was cast.

A total of 7 votes were cast. J.W. White elected President, Jackie Ragan elected Secretary.

Vice President Cooper turned the meeting over to President White.

President White opened the floor for nominations to fill the vacant board seat.

Treasurer Bondi nominated Julie Moss, Mr. Whitley nominated Jeremy Glass, Secretary Ragan nominated Patrick Barger

A motion to close nominations was made by Mr. Holder Seconded by Vice President Cooper

A voice vote was taken the motion passed.

President White asked all the nominees if they would accept the nomination. They all accepted them.

Mr. Holder stated that he thought there was an issue with Jeremy Glass before the last election, he asked if that had been fixed. Mr. Glass explained that he had intended to sell the property and bowed out of the race thinking it sold but that deal fell through.

Secretary Ragan announced that he had checked the bylaws and there was nothing in them that prevents a husband and wife from serving on the board.

Julie Moss received the following votes: Ryan Holder, Stacey Okert, Kim Bondi

A total of 3 votes were cast.

Jeremy Glass received the following votes:

Arlen Whitley, Rick Cooper, Jackie Ragan, Wendy Barger A total of 4 votes were cast.

A total of 7 votes were cast. Jeremy Glass was appointed to the Board

3. Approval of minutes of previous meetings None

4. Approval of Financial Report None

5. Report of the Park Manager None

6. Reports of Standing Committees None

7. Reports of Special Committees None

8. Old Business None

9. Previously tabled None

10. New Business

None

11. Miscellaneous and Unfinished Business

None

12. Announcements

None

13. Excused Board Members

None

14. Adjournment.

Secretary Ragan made a motion to adjourn until October the 12, 2020 at 6:30 pm via Zoom.

Seconded by Whitley

Motion carried.

Meeting was adjourned.

RIVER BEND PARK BOARD SPECIAL MEETING

September 21, 2020

1. Roll Call

Meeting was called to order by President J.W. White. The following members were present: J.W. White, Rick Cooper, Kim Bondi, Jackie Ragan, Arlen Whitley, Wendy Barger, Stacy Okert, Ryan Holder.

2. Announcement of any Special Order of the Day

Executive Session to discuss incident occurring September 12, 2020 A motion was made by Mr. Ragan to go into Executive Session.

Seconded by Mr. Whitley.

Motion carried.

Members went into Executive Session

3. Approval of minutes from previous meetings None

4. Approval of Financial Report None

5. Report of Park Manager None

6. Report of Standing Committees None

7. Report of Special Committees None

8. Old Business None

9. Resolutions previously tabled None

10. New Business

A motion was made by Mr. Ragan to uphold the actions taken by the President regarding an incident that occurred on September 12, 2020.

Seconded by Mr. Glass.

The following voted Aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Wendy Barger, Stacey Okert, Jeremy Glass

A total of 7 votes were cast.

The following voted No: Ryan Holder

A total of 1 votes were cast.

A total of 8 votes were cast. The motion carried.

Mr. Holder discussed doing away with the cans that were collected by the park and fix the eye sore. Mr. Holder will prepare a motion for the next meeting to sell the cans and contribute the funds to the playground fund.

Ballots for the October 31, 2020 Outside Source Pumping vote was presented and discussed.

A motion was made by Mr. Holder to use the ballot that does not mention dues. Seconded by

Mrs. Okert

The following voted Aye:

Rick Cooper, Jackie Ragan, Kim Bondi, Arlen Whitley, Wendy Barger, Stacey Okert, Ryan Holder, Jeremy Glass

A total of 8 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 8 votes were cast. The motion carried.

11. Miscellaneous and Unfinished Business

A seniority draw was conducted between Wendy Barger and Jeremy Glass, with Jeremy Glass winning the draw.

A seniority draw was conducted between Stacey Okert and Ryan Holder, with Ryan Holder winning the draw

12. Announcements

None

13. Excused Board Members

None

14. Adjournment

A motion was made by Mr. Ragan to adjourn until October 12, 2020 at 6:30pm via zoom.

Seconded by Mr. Cooper.

Motion carried

Meeting was adjourned

RIVER BEND PARK BOARD SPECIAL MEETING

September 28, 2020

1. Roll Call

Meeting was called to order by President J.W. White. The following members were present: J.W. White, Rick Cooper, Kim Bondi, Jackie Ragan, Arlen Whitley, Stacy Okert, Ryan Holder.

2. Announcement of any Special Order of the Day

Executive Session to discuss incidents occurring September 26-27, 2020 A motion was made by Mr. Ragan to go into Executive Session.

Seconded by Mr. Cooper.

Motion carried.

Members went into Executive Session

3. Approval of minutes from previous meetings None

4. Approval of Financial Report None

5. Report of Park Manager None

6. Report of Standing Committees None

7. Report of Special Committees None

8. Old Business None

9. Resolutions previously tabled None

10. New Business

A motion was made by Ms. Bondi to uphold the actions taken by the President regarding an incident that occurred on September 26, 2020 between 12:20pm and 12:30pm.

Seconded by Mr. Whitley

The following voted Aye:

Rick Cooper, Kim Bondi, Jackie Ragan, Arlen Whitley, Stacey Okert **A total of 5 votes were cast.**

The following voted No: Ryan Holder

A total of 1 vote was cast.

A total of 6 votes were cast. The motion carried.

A motion was made by Ms. Bondi to uphold the actions taken by the President regarding an incident that occurred on September 27, 2020 at approximately 2:30am.

Seconded by Mrs. Okert

The following voted Aye:

Rick Cooper, Kim Bondi, Arlen Whitley, Stacey Okert, Ryan Holder **A total of 5 votes were cast.**

The following abstained: Jackie Ragan

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion carried.

11. Miscellaneous and Unfinished Business

12. Announcements

Ms. Bondi announced that she has posted the mail in ballots on the website

13. Excused Board Members

A motion was made by Mr. Ragan to excuse Jeremy Glass due to a necessary absence.

Seconded by Mrs. Okert.

All were in favor. Motion carried.

14. Adjournment

A motion was made by Mr. Ragan to adjourn until October 12, 2020 at 6:30pm via zoom.

Seconded by Mr. Whitley.

Motion carried

Meeting was adjourned

RIVER BEND PARK BOARD MEETING MINUTES

August 10, 2020

1. Roll Call

Meeting was called to order at 6:04 P.M. by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi William Davis, Arlen Whitley, Jackie Ragan, Wendy Barger.

2. Announcement of any Special Order of the Day

Mr. Ragan asked to move roads from the Mangers Report and place it here, no objections made. Mr. Ragan he asked that gravel be put in the area of Cardinal Road and Teal Trace. It was decided to use red gravel or dirty gravel to make a base and then put chat in.

A motion was made by Mr. Ragan to put the property owners in a road in Block 4 between Lots 110 and 114 immediately.

Seconded by Mr. Cooper

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Arlen Whitley, Jackie Ragan Wendy Barger.

A total of 8 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 8 votes were cast. The motion passed.

3. Approval of minutes of previous meetings

July 14, 2020 Regular Meeting Minutes

July 15, 2020 Minutes on Camera Purchase E-Mail

July 20, 2020 Minutes on Electric E-mail

July 21, 2020 Special Meeting on Hiring Marco Cooper Park Manager

A motion was made by Mr. White to approve the Minutes.

Seconded by Mr. Ragan

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Arlen Whitley, Jackie Ragan, Wendy Barger.

A total of 8 votes were cast.

The following voted No:
A total of 0 vote was cast.

A total of 8 votes were cast. The motion carried.

4. Approval of Financial Report

A motion was made by Ms. Harrell to approve the Financial Report.

Seconded by Mr. Whitley.

The following voted Aye:
Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Arlen Whitley, Jackie Ragan, Wendy Barger
A total of 8 votes were cast.

The following voted No:
A total of 0 votes were cast.

A total of 8 votes were cast. The motion carried.

5. Report of the Park Manager

Employee Updates

- Discussed employee's.

Roads

Are looking better. Gerald is continuing to work on them. Identified some areas that needs to be worked on.

Pumping

- Ms. Bondi gave an update on Dawson Septic.

Water System

The older pump for the water system went down. The newer pump that was bought has been running the secondary system. This has been switched because the old one is down. Marco was unaware of this, but Lisa will pass on to him the information on who can fix it.

Pools

- Mr. Ragan asked about the pools. Ms. Metcalf said they were working on them. They had to throw all the pool chemicals away because they went bad. Mr. Ragan brought up opening the pools. There was a lengthy discussion about this.

A motion was made by Ms. Ragan to get the pools fixed and open immediately.

Seconded by Mr. Whitley.

The following voted Aye:

Rick Cooper, William Davis, Arlen Whitley, Jackie Ragan Wendy Barger

A total of 5 votes were cast.

The following voted No:

J.W. White, Lisa Harrell

A total of 2 votes were cast.

The following abstained:

Kim Bondi

A total of 1 votes were cast.

A total of 8 votes were cast. The motion carried.

Insurance

Ms. Harrell updated on the requirements for the insurance. She spoke to them and they sent out a letter, but they sent it to the wrong address. The 30 days to get the issues fixed are up, but they will extend it since we didn't get their letter. Marco has been given the list and he will get to work on getting these things fixed.

6. Reports of Standing Committees

Election Committee Report

- Ms. Candace Bielins gave a report on the up-coming election. The ballots are prepared and once the book is in the office, early voting and mail in voting can begin. She reminded that we have to follow ADH Guidelines and wear mask.

7. Reports of Special Committees

Mr. White pointed out that there is no Board member assigned to the pumper truck Committee. Wendy Barger volunteered and was appointed by President Hicks.

8. Old Business

Electric Gates Update – Mr. Cooper

The stuff is on order and the post have been set. Someone has already run into one of the post, no damage was done to the post, but they did damage their ATV. There was a mistake from the supplier on the cards for going out the gate. The supplier misunderstood what we wanted and it would be an extra \$4,200 to make it happen. He is waiting on stuff to be delivered to get the out loop working.

Mr. Whitley asked how the cards were going to be handed out and transition. Ms. Harrell suggested we do one gate at a time and give them a time frame on when the other gate will be made automatic. There will be an optional key pad, but it will be for guest only.

Bath Houses

- Toilet replacement

Marco said that a few had been replaced before he came back will check on it.

- Ventilation

Holes have been cut and the fans are installed, but they are not wired up yet. Marco was under the impression that this was a fall project, but follow up.

9. Previously tabled

Radio Purchase – Mr. White

After speaking with his friend who knows radios, he said that they won't be able to talk from one end of the park to the other. After a brief discussion Mr. White asked to table this indefinitely.

Skipped Electric Billing/ Aging Report – Ms. Bondi

Ms. Bondi said we need to remove non-members who have sold their lots, we need to get rid of those invoices and electric bills. We need to get rid of invoices for property owners from 2016-2018, but keep the last two years of invoices to comply with a POA vote. She didn't know what to do about past electric for property owners who are still in the park.

A motion was made by Ms. Bondi to remove non-property owner assessment and electric invoices from our books.

Seconded by Mr. White

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Arlen Whitley, Jackie Ragan, Wendy Barger

A total of 8 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 8 votes were cast. The motion carried.

10. New Business

Security Policy- Mr. White

Mr. White explained that he has written a SOP with the help of Mr. Ragan. He has sent it out to all the Board members, but they probably haven't looked at it and he would like to table it until next month. Mr. Whitley suggested that we met, as a board in person, to seriously discuss this. He said he would check on a meeting spot in Jonesboro.

New Playground Equipment – Ms. Bondi

Ms. Bondi explained that another property owner, Beau Humble, got some used playground equipment donated to the park, we just have to go pick it up. She asked for volunteers from the Board to go help pick the equipment up.

Parking on Easements – Ms. Bondi

Ms. Bondi said that property owners are parking side by sides and campers on easements. She asked if there was something we needed to do. It was explained that those are utility easements. Ms. Harrell explained that if someone builds on an easement, if we have to replace something in the utility, then the expense to replace it will be on the property owner.

Selling items from lots – Ms. Bondi

Ms. Bondi explained that we have an issue with someone who is not a property owner is selling stuff in Block 8 on the road. The DOR says that you're not allowed to use your lot for commercial purposes. It was decided that he was trespassing because he is a guest of a property owner who is not in good standing. Marco was advised to send him out of the park and if he refuses to leave call the law.

Campers on primary lots – Ms. Bondi

Ms. Bondi asked what do we do about a property owner who has paid assessments, has a bunk house, but don't have a camper? If you run across this turn it into the park manager.

Running water to Bunkhouses – Ms. Bondi

ADEQ does not allow for this. You cannot run water to your bunk house. If you run across this turn it into the park manager.

Blocking Power Boxes – Ms. Bondi

A property owner has put a fence up blocking another property owners' lot. The property owner can remove the fence. Ms. Bondi also reminded people that you only get to use one park power box and if you have your own power pole you don't get to have park power too.

Meet and Greet – Ms. Harrell

We decided to have it outside 10 am on the 29th of August at the park.

Hail and Farewell – Ms. Ragan

Mr. Ragan was recognized acknowledge Ms. Harrell and Mr. Davis's service to the park as board members and to thank them for all they have done.

11. Miscellaneous and Unfinished Business

Executive Session to discuss employee matters.

The Board went into an Executive session at 8:30 PM and came out of it at 9:30

12. Announcements

13. Excused Board Members

14. Adjournment.

A motion was made by Mr. Ragan to adjourn

Seconded by Mr. Whitley

Motion passed without objection.

RIVER BEND PARK BOARD MEETING MINUTES

July 14, 2020

1. Roll Call

Meeting was called to order at 6:06 P.M. by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi William Davis, Justin Taylor, Arlen Whitley, and Jackie Ragan.

2. Announcement of any Special Order of the Day

Mr. Ragan asked to move Pools from the Mangers Report and place it here, no objections made. Mr. Ragan began reading the regulations from the Arkansas Department of Health. He stated that basically that all the restrictions were lifted.

A motion was made by Mr. Ragan to get the pools ready and opened immediately.

Seconded by Mr. Whitley

The following voted Aye:

Rick Cooper, Arlen Whitley, Jackie Ragan

A total of 3 votes were cast.

The following voted No:

J.W. White, Lisa Harrell, Kim Bondi, William Davis, Justin Taylor

A total of 5 votes were cast.

A total of 8 votes were cast. The motion failed.

3. Approval of minutes of previous meetings

June 6, 2020 Regular Meeting Minutes

June 8, 2020 Special Board Meeting

July 1, 2020 Minutes on Road Equipment E-mail

July 6, 2020 Minutes on Pumping List Email

A motion was made by Mr. White to approve the Minutes.

Seconded by Ms. Bondi.

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, Justin Taylor, Arlen Whitley, Jackie Ragan

A total of 7 votes were cast.

The following voted No:

William Davis

A total of 1 vote was cast.

A total of 8 votes were cast. The motion carried.

4. Approval of Financial Report

A motion was made by Ms. Harrell to approve the Financial Report.

Seconded by Mr. Ragan.

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Justin Taylor, Arlen Whitley, Jackie Ragan

A total of 8 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 8 votes were cast. The motion carried.

We discussed Skipped Electric billing; it was tabled until next month's meeting.

A decision was made that on park electric bills, if it is not paid by the due date, your park electric will be turned off 10 DAYS AFTER the due date. To ensure your park electric is not turned off, please pay your bill by the due date.

5. Report of the Park Manager

Employee Updates

- Schedules

Moving schedule depending on the weather. Possibly going from 6a-2p on some days and possibly having to split shifts on others, to get around the weather.

- Sonny is getting up to speed, next thing Cody wants to do is get him trained on how to drive the pumper truck.

- Cody talked about Lisa having issues getting a babysitter and how he plans to work on it.

Roads

He has been working on the roads, but he has been pulled off the tractor a lot to do other things.

Pumping

- Flags

The Office Now has Orange flags that lot owners can come by and pick up for their levers.

- Signage

1. How big of a sign is needed to make sure that Dawson Pumps them?

Mr. Taylor said that as long as it can be seen from the road.

2. Where does it need to be seen from (if they have roads on each side of them)?

They need to be seen from the front of the camper.

3. How big of letters is needed?

There is no minimum.

- Missed pump billing

1. I need to know which amount to bill have been told \$75 and also \$25.

- We will bill Property Owners \$25.

2. I need to know how much to charge if Dawson has to come back out and the septic is empty.

- We will not do Dawson's billing for them.

3. I also need to know how much we charge if we go out and pump them (due to them saying they are missed) and they are empty.

-We will bill the lot owner if we go out to pump and they are empty \$25.

Water System

The older pump for the water system went down. The newer pump that was bought has been running the secondary system. This has been switched because the old one is down.

6. Reports of Standing Committees

None

7. Reports of Special Committees

None

8. Old Business

Electric Gates Update – Mr. Cooper

President Hicks told us that he spoke to the Loan officer, his secretary was out last week, but he has all the paperwork ready. The cost of the gate package is \$23,420.

Bath Houses – Ms. Metcalf

- Toilet replacement

Ms. Metcalf said she doesn't know anything about this. Mr. Cooper said that the plumber hasn't done anything on the toilets. Mr. Cooper asked Cody to get a quote.

- Ventilation

Cody said that all he has to do is cut out the hole and then Marco will install the electric.

9. Previously tabled

None

10. New Business

Park Power- Mr. White

Motion #1

I move we give a \$50 discount to Property Owners who have their own working power pole and are not on park electric by December 31, 2020 for the 2021 season. I further move we give a \$50 discount to Property Owners who have their own working power pole and are not on park electric by December 31, 2021 for the 2022 season.

A motion was made by Mr. White to approve the motion.

Seconded by Ms. Bondi

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Justin Taylor, Arlen Whitley,
A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

Radio Purchase – Mr. White

Mr. White ask to table this motion until next month

Cameras – Mr. White

Mr. White asked to table this motion until Mr. Whitley finds the best camera for our needs.

11. Miscellaneous and Unfinished Business

Dawson Septic Contract- Mr. White

Mr. White expressed some concern over the Contract we entered into with Dawson Septic. He exposed some things that were promised during our meeting with them vs what we got in the contract. The Board had a lengthy conversation over things that Dawson wasn't doing that they said they would do. They promised an App for us to be able to see where they are at, what they have done etc. The promised to use two trucks in the park and they are only using one.

Mr. White pointed out to the Board that even though we were told that this would be a non-mutual benefit contract between us and them, that the contract we entered into with them says we will pay the remainder of the contract to them should we decide to cancel.

12. Announcements

POA Meeting – President Hicks

Meter and Box Removal- Ms. Metcalf

Marco will start removing meters and boxes for those lot owners that have requested it, starting Monday.

13. Excused Board Members

14. Adjournment.

A motion was made by Mr. White to adjourn

Seconded by Ms. Bondi

Motion passed without objection.

River Bend Park Board of Directors Email Vote July 15, 2020

Camera Purchase

Members were asked to vote Yes or No on the subject by email.

The following is a copy of the email sent by Kim Bondi Wednesday July 15, 2020 at 6:06 PM, to the following Board Members:

David Hicks
Rick Cooper
J.W. White
Lisa Harrell
William Davis
Justin Taylor
Arlen Whitley
Jackie Ragan

I make a motion to purchase the following cameras to be placed strategically around the Community Center to protect River Bend Park assets.

https://www.amazon.com/dp/B075DCR2WX/ref=cm_sw_r_em_api_i_c_EXMdFbN8EQ10E

Kimberly Bondi

Mr. Ragan seconded the motion

The following members voted:

Rick Cooper voted Yes
J.W. White voted Yes
Lisa Harrell voted Yes
Kim Bondi voted Yes
Justin Taylor voted Yes
Arlen Whitley voted Yes
Jackie Ragan voted Yes

Motion Passed

The following members did not vote:

William Davis
David Hicks (as President he doesn't vote unless there is a tie)

River Bend Park Board of Directors Email Vote July 20, 2020

Electric

Members were asked to vote Yes or No on the subject by email.

The following is a copy of the email sent by Lisa Harrell Wednesday July 20, 2020 at 10:01 PM, to the following Board Members:

David Hicks
Rick Cooper
J.W. White
Kim Bondi
William Davis
Arlen Whitley
Jackie Ragan
Wendy Barger

I would like to make a motion that POA members that have paid assessments and are actively getting their own pole or waiting on Entergy to hook up to park power by one of the following options instead of paying \$100 to have a (used) meter installed.

1. Plug directly into the meter box (if it is working) and pay a weekend rate of \$20 for the electric.
2. Plug in to close working meter box that has meter if not being used by property owner and have permission. Bill according to usage (plus customer charge) until Entergy has completed their service request.
3. Plug in to close working meter box without a meter and charge the \$20 weekend rate.

Ms. Bondi seconded the motion

The following members voted:

Rick Cooper voted Yes
J.W. White voted Yes
Lisa Harrell voted Yes
Kim Bondi voted Yes
Arlen Whitley voted Yes
Jackie Ragan voted Yes
Wendy Barger voted Yes

The following members did not vote:

William Davis
David Hicks (as President he doesn't vote unless there is a tie)

Motion Passed

RIVER BEND PARK BOARD SPECIAL MEETING
July 21, 2020

1. Roll Call

Meeting was called to order by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger.

2. Announcement of any Special Order of the Day

None

3. Approval of minutes of previous meetings

None

4. Approval of Financial Report

None

5. Report of the Park Manager

None

6. Reports of Standing Committees

None

7. Reports of Special Committees

None

8. Old Business

None

9. Previously tabled

None

10. New Business

A motion was made by Mr. Ragan to approve the hiring of Marco Cooper as full Park Manager, to be Manager of all River Bend Employees and with full support of this board.

("All Employees" includes Park Security Officer(s) and Office Personnel. It means all employees of the River Bend Property Owner's Association's payroll.)

Seconded by Mr. Cooper

The following voted Aye:

Rick Cooper, J.W. White, Kim Bondi, Arlen Whitley, Jackie Ragan, Wendy Barger.

A total of 6 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 6 votes were cast. The motion carried

11. Miscellaneous and Unfinished Business

None

12. Announcements

None

13. Excused Board Members

None

14. Adjournment.

Mr. White made a motion to adjourn.

Seconded by Mr. Ragan

Motion carried.

Meeting was adjourned.

RIVER BEND PARK BOARD MEETING MINUTES

June 6, 2020

1. Roll Call

Meeting was called to order at 10:18 A.M. by President David Hicks. The following members were present: David Hicks, J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi and Jackie Ragan. The following member was not present: Rick Cooper.

2. Announcement of any Special Order of the Day

Presentation by Dawson Septic Service.

-See Appendix 1 for Transcript

The Board went into Executive Session at approximately 10:48 am and returned to regular session at 11:46 am.

A motion was made by Mr. Taylor to contract with Dawson Septic to do the pumping in River Bend Park until beginning June 15, 2020 until December 1, 2020 and in November bring it before the POA to vote on to keep them in 2021.

Seconded by Mr. Ragan

The following voted Aye:

Lisa Harrell, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 5 votes were cast.

The following voted No:

J.W. White, William Davis

A total of 2 votes were cast.

A total of 7 votes were cast. The motion carried.

3. Approval of minutes of previous meetings

May 11, 2020 Regular Meeting Minutes

May 13, 2020 Minutes on Memorial Day Parade Email

May 19, 2020 Special Board Meeting

May 28, 2020 Minutes on Salary Email

May 28, 2020 Minutes on Vacant Board Seat Vote

A motion was made by Mr. White to approve the Minutes.

Seconded by Ms. Bondi.

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan
A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion carried.

4. Approval of Financial Report

A motion was made by Ms. Harrell to approve the Financial Report.

Seconded by Mr. White.

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan
A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion carried.

5. Report of the Park Manager

Employee Updates

Cody was not available to give the report he was out working in the field fixing water leaks.

Roads

President Hicks said roads were getting fixed. Cody is learning how to use the tractor. He has graded some of them. There was some discussion on different pieces of equipment that could be used to fix the roads.

Pumping

Nothing on pumping.

6. Reports of Standing Committees

None

7. Reports of Special Committees

Audit Committee

Brandy Alcorn sent out a report to the Board members prior to the meeting, there was no discussion on it. See Appendix 2 for that report.

Mr. Taylor congratulated Ms. Metcalf on her deposits. He stated "There has been no discrepancies found, and they are in a timelier manner than what they have been in the past. You've also been keeping an eye on the payroll and that is a good job as well."

8. Old Business

Electric Gates Update – Mr. Cooper

Mr. Cooper was not present.

A motion was made by Mr. Ragan to have a special meeting by Zoom Monday, June 8, 2020 at 6:00 pm to discuss gates, bath houses and pools.

Seconded by Mr. Whitley

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

Electric Pole and Grid Closure – Mr. White

Motion #1

I ask the board to approve this referendum to be voted on by the Property Owners Association of River Bend Park.

“The Board of Directors is asking Property Owners in River Bend Park to approve a special annual assessment, to begin in 2022, on members who choose to remain on park electric in order to fully recover cost of fees and maintenance on the electric system. In addition to the special annual assessment an incentive will be given to those POA members in 2021 and 2022 of \$50.00 off their annual assessment if they have their own working pole and are off park electric by January 1 of that year.”

A motion was made by Mr. White to approve the motion.

Seconded by Mr. Ragan

The following voted Aye:

A total of 0 votes were cast.

The following voted No:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 7 votes were cast.

A total of 7 votes were cast. The motion failed.

Bath Houses – Ms. Metcalf

- Toilet replacement: Nothing has happened on this. Ms. Metcalf was going to look

into it, Mr. Marco Cooper told her he wanted to look into it. He has since quit and nothing has happened with it. Ms. Metcalf is going to look into it Monday.

- Ventilation: Mr. Marco Cooper had some questions he wanted to talk to the board about, on the vent fan. The fan has not been ordered yet, but will be.

Permit for Hill Parking

Motion # 2.

I move that we require a parking permit to park on the hill by the office and community building as space allows. I further move that we enact the following rules in regards to parking on the hill.

1. You must be a member in good standing
2. You must get a permit issued from the office
3. Your Lot and Block must be visible
4. If you do not have a permit, your camper will be towed at your expense
5. Permits are good November 1-April 30, after that you will be charged a fee of \$50.00 a week until you reach a total of \$500.00. At which time your camper will be towed at the owner's expense.
6. If you remove your camper and do not pay your fees, your services will be suspended until you pay your outstanding balance.
7. During a flood, campers can be moved to the hill area if space is available without a permit. However, they must, have Lot and Block # visible and once the water has receded, they will have one week to move their campers back to their property. If they can't get the camper moved back to their property in a weeks' time, they may ask the park manager for a two-week extension.
8. You are only allowed one camper per paid assessment.

A motion was made by Ms. Bondi to approve the motion.

Seconded by Mr. Ragan

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

9. Previously tabled

10. New Business

Co-Treasurer- Ms. Harrell

Motion # 3

A motion was made by Ms. Harrell to make Kim Bondi be Co-Treasurer these next 3 months.

Seconded by Mr. Taylor.

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

POA Meeting – Mr. White

Motion # 4

In Accordance with Article VII, Section 1, Paragraph B or the Bylaws of the River Bend Property Owners Association Sharp County, Fulton County, Arkansas I move that we have a Special Meeting of the Property Owners Association On July 11, 2020 in order to discuss business of River Bend Park, its members, and Board of Directors.

Mr. White made the motion to have a POA meeting.

Seconded by Mr. Taylor.

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 7 votes were cast.

The following voted No:

A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

11. Miscellaneous and Unfinished Business

12. Announcements

13. Excused Board Members

Mr. White made a motion to excuse Vice President Rick Cooper from this meeting.

Seconded by Mr. Ragan

The following voted Aye:

J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan

A total of 7 votes were cast.

The following voted No:
A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

14. Adjournment.

Mr. Taylor made a motion to adjourn.

Seconded by Mr. Ragan

The following voted Aye:
J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi, Jackie Ragan
A total of 7 votes were cast.

The following voted No:
A total of 0 votes were cast.

A total of 7 votes were cast. The motion passed.

Appendix 1: Transcript from the Dawson Septic Presentation.

The following is a transcript of the conversation that took place between Board Members and Dawson Septic. Not everything is in this transcript, sometimes the conversation got off of pumping for a little bit and at one point a train went by and conversation on pumping was stopped. Other instances, I could not make out what was being said.

Mr. Taylor introduced the gentlemen from Dawson Septic Service and gave the back story on how we got to this point. He reached out to them and asked them to come down to his place and talk numbers. They met on his porch the weekend of May 30, 2020, President Hicks, Lisa Harrell, Arlen Whitley and Kim Bondi were invited to this event and attended. They were asked to come back and present their proposal to the whole board. From Dawson Septic, Kenny Welch, Owner. Mr. Ray Lejeune, their finance guy and two workers, Noah Marcy and Jesse Hancock.

Mr. Welch (Owner of Dawson Septic): “I’ve been coming in here for 5 years. Every year I’ve been tracked down by people wanting me to come pump their campers. It just seems like there has always been a problem inside the park of making everyone happy and the guy what’s his name David (Barnes) he came to me after the inspection and said man something has got to give. Do you think you could do something if we went to everyone and talked to them? At the time, I knew, without a doubt, the numbers weren’t there. I meant they were wanting me to do it for like a dollar fifty a camper (\$1.50). If your truck went down today it is seventy-five dollars (\$75.00) a camper for someone to come in and take care of these guys.

Mr. Taylor: Let me add this if we had what we had on a holiday weekend it would cost us twenty-one thousand dollars (\$21,000.00).

President Hicks: We are averaging 230 campers a week. It takes a full 3 days 7 am to 7pm.

Mr. Welch: You look around the grass is tall; you aren’t getting anything done anywhere else. You’re having to concentrate everything just to pump out these campers so I mean. My business stops at pumping it is none of my business what happens anywhere else. I’m just looking at it from your point of view. How much time would you open up to maintenance this park if you didn’t have to worry about that? That’s worth something.

Mr. Ragan: If every lot in this park needed to be pumped today, how long would it take you?

Mr. Welch: I can’t answer that truthfully, so I’m not gonna lie to you. I’ve never done it. This will be my first time pumping all these campers. I’ve got a four-thousand-gallon semi and a thousand-gallon small truck, two guys to each truck. I can bring two trucks in here and never have to go unload the big one. It would be to pump sixty campers, all I’ve got to do is take an hour to go dump, I keep going until it’s done. I mean I’d like to think I can do 250 campers in a day, if I had to. I get Monday and Tuesday is how this is wrote up. Here’s my plan, I’m going to come in here with two trucks every Monday, just to silence the water, hit it hard. I’m gonna try to knock out 90% of them and if I’ve got to send them back Tuesday, I’ll send my little truck with just two guys. This is what we do for a living, you’re not hiring some kids off the street and

saying here go run this truck. We do this 7 days a week, 365 days a year. I mean you're gonna get what you pay for. The first few weeks in here is going to be learning. We've got to find what works and put it all together and get a game plan. But I mean here is the deal instead of you having to deal with everybody that is pissed off and upset now it's here call Dawson Septic.

Mr. Ragan: Let's say you have that person that says I put my name down but you didn't get me, what are you going to do?

Mr. Welch: We're going to have a computer system. We're going to have it set up between her, (Office Manager Sarah Metcalf) and him (Justin Taylor), or your shop, all the board members I suppose can look at it. They are going to set it up to where my trucks are going to have laptops or an iPad or something and every time they pull up to a campsite it is going to be logged right then. Y'all can pull it up and look where we are at, what we have done that day. It will be logged every day.

Mr. Ray Lejeune: We even talked that we are going to build some spread sheets that tell us who paid their maintenance, and integrate that into the system so we don't pump. Because you use that as leverage to get people to pay maintenance. We don't want to be pumping campers that haven't paid their maintenance.

Mr. Welch: If I come in here to me and says hey we don't pay our stuff, we just need our stuff pumped. I'm sorry I can't help you. We are here for the park. Pay your stuff we'll take care of you.

Mr. Welch: If they want to pay the money to keep this place nice, they can use it just like everybody else they don't have to worry about getting their tank pumped out it will be done every week.

Mr. Lejeune: What we proposed last week was kind of like your trash you can just count on it every week."

Mr. Welch: Your guys can work on stuff that's tore up, fix the roads, mow the grass. I'm sure y'all got two years' worth of stuff that needs to be done.

Mr. Jesse Hancock: The first couple weeks is going to be a trial figuring out what routes is best efficient. What route is faster. How do we need to go about that.

Mr. Welch: My plan was my 4,000-gallon truck will start over here (Blocks 1-7). It won't go under the bridge. My other truck is just like y'all's it can start over there (Blocks 8-10). There will be two guys to each truck.

Mr. Hancock: Once the little one is finished; it can come across and start helping on this side.

Mr. Lejeune: When people request a pump do they write it on the board now?

Mr. Taylor: Well ah Kim has set up an email system that they can text to and it goes straight to email and we have boards they can write on. Then, the office person takes it down, but if we come up with a better system of getting pumping done, which it takes forever to get the people

around here on board with stuff. Which I think Kim is still trying to get them on board with the email.

Ms. Bondi: Well I figured out certain people's phone provider doesn't let an email go back to their phone. There is one lady who sends an email, but the email going back to her is blocked and then on some texts, they send it with "No-reply" and the system doesn't know where to send the "thank you" to.

Mr. Lejeune: Would you just basically provide a spread sheet.

Ms. Bondi: Yes, and we will probably provide it to you every Sunday night"ish" because we have people who pay assessments on Sunday and they wouldn't be on your previous Monday List.

Mr. Lejeune: One thing we discussed last week this replaces the "Annuals" that y'all are currently paying. That will be included in this (contract).

Mr. Ragan: Well what are we paying for?

Mr. Taylor: The "Annuals" he's talking about is the ADEQ inspection on all our septic tank, holding tanks, the dump station down here (Block 5). It covers any pumping of tanks that need to be pumped out. Which they are going to be monitoring and doing the maintenance on our tanks throughout the year that's not being done now.

Mr. Ragan: What does that normally cost?

Ms. Harrell: \$2,800.00 the last two years.

Mr. Lejeune: It's different.

Mr. Taylor: Depends on how many tanks they have to pump out.

Mr. Welch: As busy as you all have been staying, I'd bet you can count on that number every year as crowded as this park been staying minimum.

Mr. Lejeune: And then the treatment I was asking what if they come in and treat it. He said it would be \$50 a holding tank, once a month. So that's 18 holding tanks, that's about a \$900.00 a month value. You're currently not doing what you're supposed to be doing. So, it's not like a cost you're saving because you haven't been doing it, but it is a valuable service.

Mr. Welch: Sounds like they haven't had time.

Mr. Taylor: Last year I asked after I got elected on the board, I started asking hey have our tanks been treated, tanks been treated. I kept getting yes they are, yes they are. Apparently not if you pulled that damn much sludge out.

Mr. Ragan: That's \$10,800 a year and it's supposed to be done every year is what you are saying?

Mr. Taylor: Yeah that's just the treatment.

President Hicks: Had two people that's been in the park 30 year say it's never been this full. So, they are coming up through the week and going home in the weekends.

Mr. Lejeune: I think people think they are getting away from the COVID by coming up staying in the camper. Cloud Nine is the same way. They are putting in another 150 RV pads just to accommodate the new members they've gotten in the last 3 months. So I think that a nationwide issue. Does anyone over here have any questions about the services we will provide?

Mr. Taylor: The price is \$10,420 a month. On the say we're paying them \$50 a tank to come treat 'em that's \$10,800 we're \$380 difference.

Mr. Ragan: How many months?

Mr. Taylor: That's nine months. It's \$93,000 and some change a year.

Ms. Harrell: Jackie did I send you a copy of that email breaking the numbers down?

Mr. Ragan: Yes ma'am.

President Hicks: What we are speaking about on those numbers, if you show it as being spread out over a 12-month period it looks like \$7,700 a month.

Mr. Taylor: Yeah something like that.

Mr. Ragan: The employee's we were paying to do that, we would be paying them over a 12-month period?

President Hicks: We will pay those employees as long as Mother Nature lets us keep them here.

Mr. Lejeune: Rough numbers, what I calculated labor cost matching your unemployment, federal FICA all that to the maximum, a \$10 an hour employee will cost you \$14.00 an hour. Currently, last time I talked you were running 3 employee's 5 days a week and you weren't keeping up. So just on a three employee basis that's \$6,720 if you're running 40 hours for a full month. That's not counting a five week month. That's \$6,720 then just on fuel average, I'm not a fuel expert, I hit Kenny up about this.

Mr. Welch: I just guessed \$80 a day is what I figured that truck was using (our pumper truck) they said once it starts it don't shut off and that's a gas burner. It ain't going to be near as efficient as the diesel. I just guessed that may be wrong.

Mr. Davis: What about Friday pumping?

Mr. Taylor: On Friday pumping that's on the park. That way they ain't got to roll a truck in here to take care of 30 people. Our truck can handle it.

President Hicks: What I'm worried about, if that truck goes down, right now and we are down for three weeks and we have these guys come in for three weeks and pump until our truck gets fixed....

Mr. Taylor: That's \$63,000 for three weeks. There goes everything we were trying to accomplish.

Mr. Ragan: So I know I'm new here but I am the type of person, for the ones that don't know me, to hit the ground running and I'm not a quiet person. I'm a pretty vocal person actually, but one thing I do is listen to what everybody says and for the past 7 to 8 years I've been in this park I've been doing that. And whether you agree with her or disagree with her that's for anybody's decision. Jana Holmes created a poll and out of all the people that voted the number one issue was pumping issues, and it was overwhelming. So it's my opinion however we go about things here we've got to fix the pumping issue. That is the number one concern for everyone in the park, and rightfully so. You can't use your camper if it's full of waste.

Mr. Taylor: I don't like my camper smelling like crap when I walk in there.

Mr. Ragan: Out of, I think there was 200 people roughly voted, 114 votes went to pumping issues. The title is *Pumping Issues, Not Being Done and Trouble With The Text System.* Of course that's new I wouldn't pay a whole lot of attention to that. I mean it's been on and on the past several weeks about the pumping issue and that seems to be the revolving door issue.

Mr. Taylor: It's been going on all year about pumping issues.

Ms. Harrell: I think everyone agrees that would be the best thing the issue is how are we going to pay for it?

Mr. Taylor: That's where we've got start rearranging our budget.

Mr. White: I've got some questions before we get any deeper into the weeds about that. Let me make sure I've got this right. Two trucks in the park Monday and Tuesday, right?

Mr. Welch: Monday, may not even be here Tuesday.

Mr. Taylor: Monday be two trucks and Tuesday will be one.

Mr. White: Your semi is 4000 gallons and your little truck is 1000 gallons?

Mr. Welch: Correct.

Mr. White: How full do you fill your tanks?

Mr. Hancock: What our pump truck?

Mr. White: Yes.

Mr. Hancock: Full.

Mr. Welch: It's got a ball valve in the top. The hose comes in where it is pumping down. Once that liquid comes up it pushes that ball valve into a cap and shut my vacuum off so it is at full capacity.

Mr. White: Where are you dumping them at? Here in the park?

Mr. Taylor: In a holding tank.

Mr. Welch: When I see they are getting thick you'll have to pay me to come clean them out. Not going to do that. If I see they are getting thick, before I let it go to the point it is every year, which is too far, and it is killing that drain field down there. That's probably \$30,000 to replace it. I'm going to see to it it never gets that far. If I see it's getting to an unhealthy point on that drain field I'm going to take it out of here, take it to Portia and get rid of it.

Mr. White: Walk me through the steps from the time you pull up to a camper until you leave a camper to pump one?

Mr. Hancock: I can't. I've never hooked up to a camper. I do septic tanks. I can tell you every step on a septic tank, but a camper, I can't honestly.

Mr. Welch: I've done some campers. He's been with me five years and never done a camper.

Mr. White: OK, how long does it take you to do one camper?

Mr. Welch: I don't know, two minutes. We've got some concerns on the vacuum side though.

Mr. Taylor: Kim brought up the issue last Saturday that the tanks possibly getting popped. He's looking at dropping, besides buying hoses, he's buying automatic valves. If it don't have no liquid hit to it don't do no pumping. As soon as the liquid stops it shuts off.

Mr. Ragan: We don't have that currently?

Mr. Taylor: We don't have that on ours, it's on theirs.

Mr. Jesse: Your pump truck out here in our big truck is like night and day. What our pumper truck pumps and what that pumper truck pumps it's not even close.

Mr. Welch: Which is a problem.

Mr. Hancock: You can pump out 1000-gallon septic tank in how long would it take you?

Mr. Taylor: With that truck out there an hour, hour and a half. The way it runs it would take an hour and a half.

Mr. Hancock: I've done this. I've pumped out 1000-gallon grease trap with our big truck, from the time we stopped until the time we left was nine minutes.

Mr. Welch: That's irrelevant.

Mr. Hancock: I mean the suction.

Mr. Welch: You're talking for no reason, every one of these people have been run off. You'll suck a camper tank in half. I'm having to change my whole business to come here and accommodate this. I mean \$170,000 a year business, I'm fixing to have to cut in half and change a bunch of it to come here to accommodate this.

Mr. Taylor: And he's willing to do that on his end.

Mr. Welch: I'm not going to be able to pull out of here and go pump a septic tank, because I'm going to have my trucks dumbbed down to handle campers.

Mr. Ragan: But you're still going to do the septic business Wednesday, Thursday and Friday?

Mr. Welch: Yeah, I'm going to be changing constantly. I'm going to have to completely change everything. When I leave here Tuesday, I'm going to have to on convert all my trucks to go back to work.

Mr. Davis: Are you going to have to change pumps?

Mr. Welch: No sir.

Mr. Taylor: They have hose adapters and stuff.

Mr. Welch: They have pressure valves on them right now. My big truck is at 34 psi, it needs to be at 4 psi to do these campers. I don't know if I'm going to be able to get that exactly because the pump on my big truck is the size of this table. So I've went and bought a tool just for RVs. It hooks up to your RV and has a brass ball valve here. Well, if he opens the valve on the truck and nothing is coming instead of that thing collapsing the tank it shuts the ball valve on that tool, it will not let me collapse the tank but I have to be under 14 psi for that to work.

Mr. Welch: So every Tuesday night I'm gonna be adjusting trucks, every Sunday night I'm going to be adjusting trucks pulling them out changing them all around just to take care of this.

Mr. Ragan: Has the park ever been responsible for a collapse tank?

Ms. Harrell: Do what?

Mr. Ragan: The park, has it ever been responsible for collapsed tanks?

Ms. Harrell: Oh yes we've had to pay for several.

Mr. Ragan: What you're saying is you're ensuring that's not gonna happen?

Mr. Welch: I'm going to do everything in my power not to be buying people septic tanks.

Mr. Ragan: But what you're saying is if it does happen, you're going to take care of it.

Mr. Welch: I'll take care of it y'all didn't do it.

Ms. Bondi: You had said you were going to talk to your insurance company last weekend have you done that?

Mr. Welch: They haven't called back yet. I think they're thinking I'm crazy as hell. I mean I'm insured and bonded regardless but I don't know if I'm insured for campers. But here's the deal with the policy there's no gray area I'm insured for pumping and that's what I'll be doing I don't think there's any way they can fight me on that. When I called him, Barry Aldridge Farm Bureau Insurance, he basically told the same way like "you're pumping right?" and I said yeah and he said "there you go." He has not called me back to verify that.

President Hicks: Hindsight it's basically the same thing except its above ground

Mr. Welch: Yeah

Ms. Harrell: We had to have a special endorsement for that because ours was not covered and we had to pay for them on our own.

Mr. Lejeune: What is your insurance specifically for? Septic?

Ms. Harrell: She said it was a completely different ballgame for that truck.

Mr. Lejeune: Right right he's insured for that pumper truck. I'll say that he be good.

Mr. Welch: If I crush a tank I'm not just gonna ditch anybody. I'll make it right. Even if it comes out of my pocket.

Mr. Ragan: You take into consideration my lot you're probably going to have to back into it.

Mr. Welch: We ain't backing in.

Mr. Taylor: They ain't backing in anywhere. They are buying enough hose.

Mr. Welch: I'm buying enough hose to stay on the road.

At this point a motion was made and the Board moved into executive session.

Appendix 2: Finance Committee Audit Report

Finance Committee Audit Report January- March 2020

Meeting Date: May 9, 2020

Committee Members present: Brandy Alcorn, James Alcorn, and Carlene Barrett. Kimberly Bondi sat in on the audit to answer questions, but did not review records. The audit was held in the community building to allow additional space due to COVID-19 concerns and to allow the office personnel to remain in the office to handle POA needs during her work time.

Records audited in the community building: Bank statements, Expenses/bills, Deposits, Receipts, and Receipt books.

Information reviewed out of office: Entergy bills, park meter read sheets, payroll.

Expenses:

Each month there was an expense “IRS-USATAXPYMT” and “Payroll-Tax” on the bank statement, but no correlating paperwork was available. After the audit, Lisa requested the forms/receipts from the accountant’s office. The receipts were reviewed and added to the 1st quarter binder.

Deposits:

No discrepancies in the deposits were found. Deposits are being made in a timelier manner this quarter.

Receipts:

There were a few instances where the receipt number listed on the deposit printout did not match the actual receipt number, but because the POA member, lot, and reason for payment were listed on both the deposit forms and the receipts, these typographical errors were easily resolved. The corrections were noted on the deposit printouts for future reference if needed.

Payroll:

Employee payroll for 1/6/19- 4/2/20 was checked using employee timecards, accountant’s payroll reports, the payroll printouts from the manual entry of the time card information into the computer (1/6-2/27), and time clock printouts (2/28-4/2).

There were minor errors in the manually entered employee time from the previous office manager, but these errors were corrected before payroll was submitted to the accountant.

Comparison of 1st quarter 2019 to 1st quarter 2020

	Regular Employee hours	Overtime Hours	Hours paid in error
1 st quarter 2019	1,909.90	41.84	26.37
1 st quarter 2020	1,904.66	9.04	0

Electric

Common property poles:

Deposit interest was credited to 6 of the 10 poles for service dates 1/4/2020-2/4/2020.

The pole located at the Block 5 guard shack is being charged both city and county taxes. Entergy will need to be contacted to correct this.

POA poles:

No bills were received for 077-01 & 195-09. The office manager has contacted Entergy to find out why these poles are not receiving bills.

Park Meter Readings:

The initial meter read was completed in February before the park electric was turned on. The meter reads for the beginning of 2020 were added to a spreadsheet with the last meter reads of 2019. Comparing the last meter read of 2019 to the meter reading in February of 2020 found kWh usage on 32 meters, totaling 180 kWh.

22 of these were meters where the last dial was between two numbers and the meter read was just off by 1 digit.

10 meters had a difference greater than 1 kWh. These kWh could have been due to a missed reading at the end of 2019, but because the specific cause could not be identified, these kWh were not invoiced to POA members.

RIVER BEND PARK BOARD SPECIAL MEETING FOR GATES
June 8, 2020

1. Roll Call

Meeting was called to order at 6:10 P.M. by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Justin Taylor, Arlen Whitley, Jackie Ragan.

2. Announcement of any Special Order of the Day

None

3. Approval of minutes of previous meetings

None

4. Approval of Financial Report

None

5. Report of the Park Manager

None

6. Reports of Standing Committees

None

7. Reports of Special Committees

None

8. Old Business

Gates

President David Hicks turned the floor over to Vice President Rick Cooper who gave us information on adding the locks to the bath houses and pool gates. He told us it was \$400.00 per lock including labor in addition to the original quote we have already received. Package comes with 2,000 cards. Mr. Cooper was unsure of when the company could start. When we got the original quote in February, they said they could start within two weeks after we give them a green light, but he didn't know now. It took almost 3 months to get the property in Block 9 surveyed so that we could buy it.

A motion was made by Mr. Ragan to get a loan to fund the entire gate package.

Seconded by Ms. Bondi

The following voted Aye:

Rick Cooper, Kim Bondi, William Davis, Arlen Whitley, Jackie Ragan.

A total of 5 votes were cast.

The following voted No:

J.W. White, Lisa Harrell, Justin Taylor

A total of 3 votes were cast.

A total of 8 votes were cast. The motion carried

President Hicks instructed Mr. Cooper to get the numbers together and get them to the Board Secretary and Treasurer before we go forward.

Mr. White pointed out that we only voted on getting a loan and not on a specific amount or terms of the loan.

Ms. Harrell also told the Board they needed to figure out what they were going to use as collateral to secure the loan.

President Hicks said once we have those numbers we will have another special meeting to approve them, if we get them before the next board meeting.

9. Previously tabled

None

10. New Business

None

11. Miscellaneous and Unfinished Business

None

12. Announcements

None

13. Excused Board Members

None

14. Adjournment.

Mr. White made a motion to adjourn.

Seconded by Mr. Whitley

Motion carried.

Meeting was adjourned at 6:40 P.M.

River Bend Park Board of Directors Email Vote

July 1, 2020

ROAD EQUIPMENT MINUTES

The following is a copy of the email sent by President David Hick, on Jul 1, 2020, 1:52 PM to the following Board Members: Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Justin Taylor, Arlen Whitley, Jackie Ragan.

Ok folks we have an opportunity to purchase a killefer for the park to maintain roads better. This piece of property will be purchased from Gravel maintenance account today and will be paid in full and put to use ASAP. This will be purchased for \$1,250.00. This will be a majority rule vote. You must vote Yes or No for the minutes to be kept.

Best Regards,

David Hicks

The following members voted:

Rick Cooper voted	Yes
J.W. White voted	Yes
Lisa Harrell voted	Yes
Kim Bondi voted	Yes
William Davis voted	Yes
Justin Taylor voted	Yes
Arlen Whitley voted	Yes
Jackie Ragan voted	Yes

The following members did not vote:

David Hicks (only votes to break a tie)

8 Yes votes

0 No votes

8 Votes total Motion passed

River Bend Park Board of Directors Email Vote July 6, 2020

PUMPING LIST MINUTES

The following is a copy of the email sent by Jackie Ragan, on Jul 6, 2020, 4:09 PM to the following Board Members: David Hick, Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Justin Taylor, Arlen Whitley.

In an effort to support full transparency and let Property Owners know if they were added to the list I make a motion that every Monday morning when the pumping list is put together it not only be sent to the board but a copy also posted to the Property Owners Facebook Page.

This will help eliminate some confusion and to be honest there's no reason it shouldn't be done.

Can I get a Second?

Mr. White made the second.

The following members voted:

Lisa Harrell voted **Yes**
Kim Bondi voted **Yes**
Justin Taylor voted **Yes**
Arlen Whitley voted **Yes**

The following members did not vote:

Rick Cooper, J.W. White, William Davis,
Jackie Ragan

David Hicks voted yes as a tie breaker

5 Yes votes

4 Not voting

9 Votes total Motion passed

RIVER BEND PARK BOARD MEETING MINUTES

May 11, 2020

1. Roll Call

Meeting was called to order at 6:11 P.M. by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

2. Announcement of any Special Order of the Day

None

3. Approval of minutes of previous meetings

April 13, 2020 Regular Meeting Minutes

April 24, 2020 Minutes on Interim Park Manager pay for Sarah Metcalf Email

May, 8, 2020 Minutes on Hiring Security Officer for park Email

A motion was made by Mr. Taylor to approve the Minutes.

Seconded by Mr. Whitley

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

A total of 8 votes were cast.

The following voted No:

None

A total of 8 votes were cast. The motion carried

4. Approval of Financial Report

A motion was made by Mr. White to approve the Financial Report.

Seconded by Mr. Taylor

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

5. Report of the Park Manager

Employee Updates

President David Hicks gave this update. Marco Cooper was hired to be the Park Manager. Wyatt Means has left the park for a job with benefits. Chris Plummer was hired in his spot. Victoria, moved on to other things. We hired Lisa Lowe as her replacement. We have a total of 9 employees now, including the Security Guard that was hired, Kelly Newcom. Weekends that he has to work for the County, he has someone who will cover for him in the park.

Pools

Ms. Metcalf gave the report on the pools. Previously they had started draining the pool by the office, they worked on the ladder for the pool. The guys who worked on the pool over winter put one of the ladders in the wrong spot. Ten gallons of paint that was order has come in. Once they finish getting this pool cleaned up and ready they will go to the other pool and start working on it. We have also talked with Entergy about getting big square lights put up at both pools.

Roads

Ms. Metcalf advised that 30 loads of gravel have been dumped and spread in the park as of the meeting.

Pumping

In order to be pumped, you must have a zero balance. That includes anything outstanding from last year. This was also put out on the Property Owners Facebook page. If you need to be pumped, you will have to come in and pay the \$25.00 pump fee, but you will not be scheduled to be pumped until all of the regular pumping is completed. Sarah also talked about how the routine changes they have made has helped speed up the process and is allowing them to get more campers a day pumped.

Pets

We still have a lot of pets running lose in the park without any collars or leases on them. Unfortunately we can't tell the difference between a pet and a stray dog. With all the children running around in the park, we are going to have to get Animal Control involved and some folks could lose a pet because they are not following park rules on pets. Pets that are not certified service animals do not need to be common properties of the park, i.e. bathhouses.

6. Reports of Standing Committees

Mr. Taylor asked if we were still on hold for the Memorial Day band. They have said if we have to cancel that they will reschedule with us. Mr. Taylor advised that he thought it would be better to reschedule the band.

We will be having a parade for Memorial Day.

We will schedule a Special POA meeting at a later date.

Playground Committee;

President Hicks advised that he has talked with some moms in the park about getting together to start looking for equipment to purchase and get things rolling on the new park.

7. Reports of Special Committees

Audit Committee met on Saturday, they have done the Audit, but they have not got the report ready yet.

8. Old Business

Employee Handbook – Mr. White

Mr. White asked for approval of The Employee Handbook presented to the Board of Directors, River Bend Park this 11th Day of May 2020.

A motion was made by Mr. Cooper to approve the Employee Handbook.

Seconded by Ms. Bondi

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

A total of 8 votes were cast.

The following voted No:

None

A total of 8 votes were cast. The motion carried

Electric Gates Update – Mr. Cooper

Ms. Metcalf advised that the Surveyor should be out on May 12, 2020. Mr. Cooper advised that once that comes back and everything goes through, we will just be waiting on the fence company. Mr. Whitley asked if there was a date on when the construction of the new bridge would be started. Mr. Evans advised that they still do not know when they will start bridge construction.

Electric Pole and Grid Closure – Mr. White

Mr. White tried to clear up some bad information that is being spread before ballots are sent out to POA members. Ballots are going to go out forty five (45) days before Labor Day and they will be due back in the Saturday before Labor Day. POA members will be required to have their ballots notarized in order to be counted. The plan is that in 2021, if you have your own pole before January 1, 2021, your assessment will be \$725.00. In 2022, if you have your own pole before January 1, 2022, your assessment will be \$725.00. Also in 2022 if you do not have your own power pole and are still on park power your assessment is going to increase. Your dues are going to be \$775 if paid in full one time. \$800 if you pay in two installments, Plus an additional amount TBD by the board based on difference between what we pay to Entergy, what we recouped from the consumer and the cost of an electrician to keep the grid running. In addition to that you are still responsible for your regular monthly bill.

He also reminded everyone that in March we voted that if you have a 50 amp camper, you cannot be on park electric.

Mr. Taylor wanted to just give the power pole to the last ones that are left on park power. He also asked if we could sell the pole to him, but last year the board decided to not turn poles over into members names if they are the only one that a park pole services.

A property owner in block 9 wanted to know if the park would disconnect our power from that grid and they would hook their own power up to the grid.

A motion was made by Mr. White to not sell or give away any park property that is or has been attached to the park electric grid.

Seconded by Mr. Evans

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Arlen Whitley, Kim Bondi.

A total of 7 votes were cast.

The following voted No:

None

The following abstained from voting:

Justin Taylor

A total of 1 vote was cast.

A total of 8 votes were cast. The motion carried

Bath Houses – Ms. Metcalf

- Toilet replacement

Ms. Metcalf explained that she was told that the plumber is in the process of ordering parts for what he needs. Sarah will contact the plumber and see where we are at with this.

Revised Rules and Regulations - Ms. Bondi

Ms. Bondi asked for approval of the revised Rules and Regulations. Revisions include wording to be consistent across all River Bend Park documents. Revised policy wording has been updated for Waste Water/Garbage/Trash and Property Owner/Guest Behavior. A section on Secondary Lot Rental has been added.

A motion was made by Mr. Taylor to approve.

Seconded by Mr. Cooper

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

A total of 8 votes were cast.

The following voted No:

None

A total of 8 votes were cast. The motion carried

9. Previously tabled

Bath Houses – Ms. Metcalf

- Ventilation Cost

Sarah advised that the bid Gerald was given last year would no longer be good. Steve explained that there is a lot of calculation that goes into putting a ventilation fan in. He said in his opinion

the best thing to do was vent it out the side of the building and not into the attic. Marco advised that the best thing to do was to put the fan in below the ceiling and on the first one put it on a switch.

A motion was made by Ms. Harrell to put two fans in block six as a trial run.

Seconded by Mr. Evans

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Kim Bondi.

A total of 7 votes were cast.

The following voted No:

Arlen Whitley

A total of 1 vote was cast.

A total of 8 votes were cast. The motion carried

Ms. Metcalf was advised to order two units, that will just be on a switch.

10. New Business

Permit for Hill Parking – Mr. White/Ms. Bondi

Ms. Bondi presented the following Rules for parking on the Hill and getting a permit.

1. You must be a member in good standing
2. You must get a permit issued from the office
3. Your Lot and Block must be visible
4. If you do not have a permit, your camper will be towed at your expense
5. Permits are good November 1-April 30, after that you will be charged a fee of \$50.00 a week until you reach a total of \$500.00. At which time your camper will be towed at the owners expense.
6. If you remove your camper and do not pay your fees, your services will be suspended until you pay your outstanding balance.
7. During a flood, campers can be moved to the hill area if space is available without a permit. However, they must, have Lot and Block # visible and once the water has receded, they will have one week to move their campers back to their property. If they can't get the camper moved back to their property in a weeks time, they may ask the park manager for a two week extension.
8. You are only allowed one camper per paid assessment.

Traffic/Safety – Ms. Bondi

- More Speed Limit and Stop Signs

Ms. Bondi asked about getting more speed limit and stop signs in the park. Mr. Davis advised that more children are stopping at the stop sign he put up than adults are.

- Honk Horn Signs

Ms. Bondi asked if there was a way we could get neon colored signs to get drivers attention before they go under the trestle. We discussed putting a light up somewhere near there.

Better way to Communicate with POA members – Ms. Bondi

Ms. Bondi asked if anyone had any suggestions on how we can communicate with POA members she would love to hear them. Mr. Taylor suggested doing a newsletter.

Adding Additional questions to our Facebook page – Ms. Bondi

- When did you purchase your lot?
- Whom did you Purchase your lot from?

Mr. White moved for the two additional questions added to the River Bend Property Owners Facebook page for joining the group. “When did you purchase your lots?” and “Whom did you purchase your lots from?”

Seconded by Mr. Evans

The following voted Aye:

Rick Cooper, J.W. White, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

A total of 7 votes were cast.

The following voted No:

Lisa Harrell

A total of 1 vote was cast.

A total of 8 votes were cast. The motion carried

11. Miscellaneous and Unfinished Business

Pools- President Hicks

President Hicks asked how we are going to comply with the States requirements for the pools to open? One suggestion was to hire employees at minimum wage to sit at the pool(s) on the weekend, close them during the week and only have them open 8 hours.

Another suggestion was to ask for volunteers to come in and keep up with all the requirements.

President Hicks advised he was told that if someone was to get COVID-19 and they came back to us and our paper work was not done correctly we could be held liable.

Mandy Cook talked to the Board about the Arkansas Ready To Work Grant, we might be able to apply for it.

We decided to wait for more information and have a special meeting to discuss what to do.

12. Announcements

Special Called Board Meeting (May 18, 2020 6:00 pm)

- Board Rules for 2020 Session

13. Excused Board Members

None

14. Adjournment.

Mr. Cooper made a motion to adjourn.

Seconded by Mr. Evans

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

**A total of 8 votes were cast. The motion carried
meeting was adjourned at 8:47 P.M.**

River Bend Park Board of Directors Email Vote

May 13, 2020

MEMORIAL DAY PARADE MINUTES

The following is a copy of the email sent by President David Hicks
Thursday May 13, 2020 at 10:54 AM, to the following Board Members:
Rick Cooper, J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi,
Steve Evans

Hey got this idea and want to take it to a vote for Memorial Day parade. Ok since we are saving some money this year in activities want to do this for the winners of the parade floats. Want to give 3 gift cards to Walmart for the top three adult winners and top 3 kid winners. I figure more will be in parade this year. Vote YES or NO so we can have it for the minutes and files.

Adult 1st \$100

Adult 2nd \$50

Adult 3rd \$25

Kids 1st \$25

Kids 2ⁿ \$25

Kids 3rd \$25

Best Regards,

David Hicks

The following members voted:

Rick Cooper voted	Yes
J.W. White voted	Yes
Lisa Harrell voted	Yes
Kim Bondi voted	Yes
Justin Taylor voted	Yes
William Davis voted	Yes
Steve Evans voted	Yes

7 Yes votes

1 Not voting

8 Votes total Motion passed

The following members did not vote:

Arlen Whitley
David Hicks (as President he doesn't
vote unless there is a tie)

RIVER BEND PARK BOARD SPECIAL MEETING
May 19, 2020

1. Roll Call

Meeting was called to order at 6:03 P.M. by President David Hicks. The following members were present: David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

2. Announcement of any Special Order of the Day

None

3. Approval of minutes of previous meetings

None

4. Approval of Financial Report

None

5. Report of the Park Manager

None

6. Reports of Standing Committees

None

7. Reports of Special Committees

None

8. Old Business

Pools

President David Hicks caught us up on what the ADH told him over the phone and by email. We have to keep meticulous records of all incoming and outgoing members in the pool area, temperatures of all members in the pool area, make sure only 50% are in the pool area, etc.

A motion was made by Mr. Evans to keep the pools closed until there are no restrictions on them to open.

Seconded by Mr. Taylor

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

A total of 8 votes were cast.

The following voted No:
None

A total of 8 votes were cast. The motion carried

9. Previously tabled

None

10. New Business

None

11. Miscellaneous and Unfinished Business

None

12. Announcements

None

13. Excused Board Members

None

14. Adjournment.

Mr. Cooper made a motion to adjourn.

Seconded by Mr. Evans

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:
None

**A total of 8 votes were cast. The motion carried
meeting was adjourned at 6:12 P.M.**

River Bend Park Board of Directors Email Vote

May 28, 2020

VACANT BOARD SEAT EMAIL MINUTES

The following is a copy of the email sent by President David Hicks
Thursday May 28, 2020 at 6:20 PM, to the following Board Members:
Rick Cooper, J.W. White, Lisa Harrell, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi

Ok folks the Time has come for the board position to be voted on. I need you to send in who you vote for with their name. Majority vote will rule. This will be an email vote cast and will stay in the minutes to be seen on website and for our files. Let the voting begin. This will be an official ballot approved by RBP board of directors.

#1. Jackie Reagan

#2. Mandy Cook

#3. Jeremy Glass

Best Regards,

David Hicks

The following members voted:

Lisa Harrell voted	Jackie Reagan
Kim Bondi voted	Jackie Reagan
Justin Taylor voted	Mandy Cook
William Davis voted	Jackie Reagan
Arlen Whitley voted	Jackie Reagan

The following members did not vote:

David Hicks (as President he doesn't vote unless there is a tie)
Rick Cooper
J.W. White

4 votes for Jackie Reagan

1 vote for Mandy Cook

2 Not voting

Jackie Regan is selected to fill the remainder of Steve Evans Term.

River Bend Park Board of Directors Email Vote May 28, 2020

SALARY MINUTES

Members were asked to vote for one of two options

OPTION A: \$12.00 each for Sarah and Cody plus the \$0.50 Pandemic Raise

OPTION B: \$13.00 for Sarah \$12.00 for Cody with evaluation in 30 days for possible increase to \$13.00 plus the \$0.50 Pandemic Raise on both.

The following is a copy of the email sent by Treasurer Lisa Harrell

Thursday May 28, 2020 at 12:56 PM, to the following Board Members:

David Hicks, Rick Cooper, J.W. White, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi

Hi All!

With Kim's help ... attached is a budget report for our Salaries. She made it from today date until the end of the year based on employees we have at this time. It shows over-budget about \$14,000. This is just an estimate and this does not include the overage we will have on assessments that will help offset the overage.

After discussing with David, it is also recommended that since Sarah is no longer Interim park manager, we recommend she be dropped to \$13 and Since Cody is now Maintenance Supervisor we raise him to \$12.00. The COVID pay is still in effect also.

Please reply with approved so I can turn the pay decrease/increase to the accountant.

Lisa

The following members voted:

Rick Cooper voted **A**
J.W. White voted **A**
Lisa Harrell voted **B**
Kim Bondi voted **B**
Justin Taylor voted **A**
William Davis voted **A**
Arlen Whitley voted **B**

The following members did not vote:

David Hicks (as President he doesn't vote unless there is a tie)

Option A received 4 votes

Option B received 3 votes

Option A was adopted.

RIVER BEND PARK BOARD MEETING

April 13, 2020

The meeting was called to order at 6:10 P.M. by President David Hicks. The following members were present via Zoom. David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi.

1. Administrative Business:

Introduced by Secretary J.W. White

A resolution establishing meeting protocol for River Bend Park Board of directors during times of national or statewide emergency.

Secretary White made two amendments to his resolution.

1. Under Section 1: Rules and Order of Business in the third paragraph he offered the following changes:

Should the Board need to go into Executive session, ~~we will finish all business on the agenda and then go into a new meeting setup by the President of the Board with only Board Members present.~~ POA members will be put in the waiting room and FaceBook live session will end. Once all business is completed, we will rejoin the previous meeting and vote if need be.

2. Under Section 1: Rules and Order of Business in the fourth paragraph he offered the following changes:

During Executive Session, no electronic recording will be allowed, with the exception of the Board Secretary. Any other use rebroadcast, retransmission, account, any pictures, or descriptions, of any Executive Session, by a Board Member, without the River Bend Park Board of Directors unanimous consent and the Board President's written consent the Board will vote on the suspension of the member violating this rule and placed before the POA for a vote of removal. ~~is prohibited and punishable by a fine of no more than \$1,000.00.~~

A motion was made by Ms. Bondi to approve the resolution as amended.

Seconded by Mr. Taylor

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

2. Presenting of the Minutes

Introduced by Secretary J.W. White

Minutes from the following meetings and email votes were presented to the Board for approval.

A. March 9, 2020 Regular Meeting Minutes

A motion was made by Mr. Taylor to approve the minutes of March 9, 2020 as read.

Seconded by Mr. Whitley

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

B. March 19, 2020 Minutes on COVID 19 Email

A motion was made by Mr. Taylor to approve the minutes of COVID 19 email as read.

Seconded by Ms. Harrell

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

C. March 24, 2020 Pandemic Raises Email

A motion was made by Mr. Cooper to approve the minutes of 2020 Pandemic Raises Email as read.

Seconded by Mr. Taylor

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

D. March 30, 2020 Minutes Emergency Meeting

A motion was made by Ms. Harrell to approve the minutes of March 30, 2020, as read.

Seconded by Mr. Whitley

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

3. Presenting of the Treasurer's Report

Introduced by Treasure Lisa Harrell

The financial report was presented to the Board for approval

A motion was made by Mr. Cooper to approve the Treasurer's Report as read.

Seconded by Mr. Whitley

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

4. Standing Committee Reports

Pumper Truck:

Mr. Taylor advised that he has not gotten the Pumper Truck Committee together yet.

Playground Committee

No Report.

Activities:

Ms. Bondi advised the group that she owns a lot in Block 7 Lot 5 and if the Park were to pay for the steps to the river, she would allow access for POA members to get in and out there.

5. Special Committee Report

Finance Committee:

No one from the Committee was available to give a report, however, Ms. Harrell advised that the committee was going to try and meet in the community building sometime towards the end of the month to do the audit.

6. Old Business

A. Employee Updates

1. Tim and River Bend Park parted ways. He was hired to work weekends and he refused to work weekends.

2. Wyatt Means was hired as part of the full-time staff. He will be working on the Pumper and in maintenance.

3. Victoria was hired part-time to clean the bathrooms on the weekend. She will also read meters on Monday and Tuesday every week.

- Meters will be read on Monday and Tuesday every week. There is a four-week rotation on when Blocks will be read.

Week 1: Blocks 8, 9, and 10 will have their meters read

Week 2: Blocks 6 and 1

Week 3: Blocks 4,5, and 7

Week 4: Blocks 2 and 3

4. Sarah commended all the employees on their hard work.

5. Employees now have orange shirts that say STAFF on the back.

6. Mr. Davis asked if anyone has applied for the Park Manager position, President Hicks said that there had been one person apply so far, Marco Cooper. One other person has expressed interest in the job, Cody, he is a new employee of the park, but he has not applied yet.

7. Mr. Taylor asked about the recoupment of overpayment made to some of the staff last year. Treasure Harrell said she would get with the accountant and see if we could deduct from their checks.

B. Employee Handbook

- Mr. White is looking for the document that the previous Secretary had put together for the Employee Handbook and will get them printed.

C. Lots with buildings and no camper

- No action with this. It was discussed during this section of the meeting about POA members having 50amp campers hooked up to our 30amp service. Sarah advised that if we have to go out and fix it, she thinks they should be charged for the full cost of the repairs.

D. Block 5 Entrance gate

- This project has been completed

E. Electric Gates

1. Property Block 9 Lot 15

- We are waiting for the survey to come back and then we will purchase the property. Once that is complete, the company should be ready to install the new gates.

2. Mr. Cooper made a motion to wait on putting the new gates up at the gate in Block 5/7 until after the new bridgework is done and as soon as everything can be moved into place.

Seconded by Mr. Evans

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Arlen Whitley, Kim Bondi.

A total of 7 Aye votes were cast.

The following voted No:

Justin Taylor

A total of 1 No vote was cast.

A total of 8 votes were cast. The motion carried

F. Electric Pole and Grid Closure

- Because of the COVID 19, we are going to mail ballots out to POA members for their vote on the Grid Closure Plan. The deadline to turn them back in will be September 5th, 2020. Votes will need to be Notarized.

G. Bathhouses

1. Toilet replacement

A. Mr. Cooper talked with the plumber and he is still checking to see if he has all the parts needed to complete the project.

B. The men's side of the Bathhouse in Block 9 is still leaking. It is believed to be coming from the showers as all toilets have been replaced. We discussed taking the shower inserts out and making a concrete floor shower there. No decision was made.

C. The stalls in this men's room are very tight, looking to see if we can remove one of the toilets and still be in compliance with Health Department Regulations.

2. Ventilation Cost.

The previous manager was supposed to bring us something on this for the meeting. The Acting Park Manager didn't know anything about it. Mr. Evans advised her that Gerald had some stuff lined out on this, but was told to not do anything with it. Mr. White moved to table until Next Month so Sarah can talk with Gerald.

7. New Business

A. Revised Rules and Regulations – Kim Bondi

- Ms. Bondi introduced some revisions she has made to the Rules and Regulations. She used wording from the new DOR and By-laws for the Rules and Regulations. She made Hunting and Fires their own section, added Second Lot Rental, updated WasteWater, Garbage and Trash Section and added the words “and guest” to the Pet Section.

B. Loose dogs and Speeding – Kim Bondi

- Ms. Bondi brought up Speeding in the park and loose dogs. We discussed at length different things that could be done and why they haven't worked in the past. Ultimately, we may end up having to call the Sheriff's Office if it continues to be a problem.

C. Pumping-Kim Bondi

- Ms. Bondi brought up Pumping Issues. Some people thought they weren't being pumped because their gauges said they were full, but in fact, they were not. A couple of campers had clogs that caused them to not be pumped completely and a few were just missed.

D. Pools - Justin Taylor

- Mr. Taylor brought up that Memorial Day weekend was coming up and wanted the pools ready to be inspected and opened. We discussed that because of the COVID-19 we may not be able to open the pools. We were advised that they needed to be drained and painted before they were inspected. Sarah was advised to get Amanda started on getting the pools ready for inspection.

8. Other new business

1. We discussed Abandoned and Unsightly campers in the park. We also talked about campers and other things that have been left on the hill. One of the ideas put forward was having to have a permit to park on the hill so we can track who is parked on the hill. This subject was tabled.

2. We discussed selling a couple lots owned by the Park.

- Lot 115 Block 5

- Lot 057 Block 5

3. The Board went into executive session at approximately 8:25 p.m. and returned to normal session at 8:57 pm.

4. Both lots previously mentioned will be sold for \$1050.00 each. \$1000.00 for the Lot and \$50.00 for the Homestead Credit.

9. Adjournment

A motion was made by Mr. Whitley to adjourn.

Seconded by Mr. Taylor

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Steve Evans, William Davis, Justin Taylor, Arlen Whitley, Kim Bondi. **A total of 8 votes were cast.**

The following voted No:

None

A total of 8 votes were cast. The motion carried

River Bend Park Board of Directors Email Vote April 24, 2020

PAY RAISE FOR SARAH METCALF

Members were asked to vote Yes or No on the subject by email.

The following is a copy of the email sent by President David Hicks Friday April 24, 2020 at 11:27 AM, to the following Board Members:

Rick Cooper

J.W. White

Lisa Harrell

William Davis

Steve Evans

Justin Taylor

Arlen Whitley

Kim Bondi

On Fri, Apr 24, 2020, 11:27 AM David Hicks wrote:

I need a vote from everyone approving this pay raise for Sarah with a Yes or No . I have yes from Rick Cooper, Steve Evans and Lisa Harrell Majority will rule. Need these by 12:30 pm today.

The following voted Aye:

Rick Cooper, Lisa Harrell, Steve Evans, Justin Taylor, Kim Bondi.

A total of 5 votes were cast.

The following voted No:

None

The following did not vote:

J.W. White, William Davis, Arlen Whitley

A total of 3 votes were not cast

A total of 5 votes were cast. The motion carried

River Bend Park Board of Directors Email Vote May 5, 2020

SECURITY MINUTES

Members were asked to vote Yes or No on the subject by email.

The following is a copy of the email sent by President David Hicks Friday May 5, 2020 at 9:16 AM, to the following Board Members:

Rick Cooper

J.W. White

Lisa Harrell

William Davis

Steve Evans

Justin Taylor

Arlen Whitley

Kim Bondi

On 5/8/2020 9:16 AM, David Hicks wrote:

Hey yall , I have a sheriff deputy named Kelly Newcom he is an old POA Member and one of the past Presidents of the park . I have been in contact with Sharp county sheriff's office and Kelly and the sheriff has agreed to allow him to be in the park in uniform as contract labor . We will pay \$160 dollars per weekend for the rest of the summer he will be in park from 8:00 pm to 12:00 am. Is everyone in agreement with say Yes if not say No. for the minutes for JW to put in our records. He will have his on track phone the park provided so POA can get ahold of him in park and he can detain anyone until deputies arrive he is commissioned through sharp county.

The following voted Aye:

Rick Cooper, J.W. White, Lisa Harrell, Arlen Whitley, Kim Bondi.

A total of 5 votes were cast.

The following voted No:

None

The following did not vote:

William Davis, Justin Taylor, Steve Evans

A total of 3 votes were not cast

A total of 5 votes were cast. The motion carried

RIVER BEND PARK BOARD MEETING

March 9, 2020

Members Present: David Hicks, J.W. White, Lisa Harrell, William Davis, Steve Evans, Arlen Whitley, and Justin Taylor. Rick Cooper was attending the meeting via Conference Call. Kim Bondi @ 6:04 p.m.

Call to Order

This meeting was called to order @ 6:00 p.m. by President David Hicks

J.W. White presented the minutes from the last meeting. Lisa Harrell made a motion to approve the minutes, Steve Evans seconded the motion, without objection the motion passed and minutes were approved.

David Hicks, changed the order of the agenda to fill two vacancies:

1. DeAnn Rucker's seat on the board.
2. DeAnn Rucker's position as Board Secretary.

Kim Bondi was nominated by Rick Cooper via email on 3/2/2020. David Hicks asked if there were any other nominations. No other nominations were made, a motion was made to accept Kim Bondi by acclamation, by Steve Evans, seconded by Arlen Whitley. The motion passed without objection Kim Bondi was appointed to the board.

David Hicks nominated J.W. White to fill the role of Board Secretary, Steve Evans seconded, J.W. White was appointed secretary.

Lisa Harrell presented the Treasurer's Report. She went over the following items:

1. Assessment revenue update
2. Bank note update
3. Past due Electric reimbursements update

Justin Taylor made a motion to accept the financial report, seconded by Kim Bondi, motion passed.

Lisa also brought up that she received a call from JR at Cox about two past due invoices that never got paid. She asked him to send them to her, because she couldn't find them in the office. There was some confusion on why there was two invoices, one was for \$544.95 and the other was for \$514.25 one said spindle assembly and the other said Gravely Spindle Assembly. One was for the Gravel mower and the other was for the Farris Mower. After talking with Scott, one of them was probably their fault because the date was in November, but the work was done in the summer and we probably never got that bill. The other bill was dated for August and we may not have gotten that bill either. Lisa wanted to let us know about it before she paid the bill.

Lisa also spoke on the short term loan. We owe \$10,492.92, Lisa asked to go ahead and pay the short term loan off. Justin asked about paying the mowers off, but after some discussion it was talked about waiting until the end of summer to look at paying off the mowers. Lisa Harrell made

a motion to pay off the short-term loan, seconded by Arlen; 7 Aye votes 0 No votes motion passed.

Standing Committee Reports – None

Old Business

- Employee Update:

Jason gave us employee updates. He has started two new people Jeremy and Amanda last Wednesday. Amanda is going to be the pool person and clean bath houses. Jeremy is going to ride the pumper truck. Each will be working 25 hours a week. 3 employees worked hard on cleaning bath houses today they got bath houses 1-4 cleaned and locked, with the exception of bath house 2.

- Pool Repair at Bathhouse #2:

Completed. They will be draining it to pressure wash and paint it as the weather warms up. They would like to get the concrete guy back up there to do a little bit of sanding and smoothing out of the lip when the pool drains.

- New Employee Time Clock and Employee Handbook:

The time clock is working and in a nice housing. We are working on finding them to hand out to the Employees.

-Bathhouses:

Jason has replaced 3 right now. Curt Lovins came in Saturday and is getting a price together on gasket rebuild kits on all the flush valve toilets and urinals, the lime is eating the rubber gaskets up. Justin asked if the water heaters in bath houses had been drained and flushed. Jason explained that they were all drained and vacuumed out last year, prior to his arrival and they had new elements in them and are functioning. Several little leaks have been repaired. Justin also asked about ventilation in the bath houses. David told Jason to get a price on it and bring it back to the Board next month.

-Electric Gates

The property at the Block 9 gate (Block 9 Lot 15) was offered to the park for \$700.00 by Mike and Beth Phillips. They own the right up to the next Guard Shack. A motion was made by Arlen Whitley to buy the property and seconded by Justin Taylor 7 Yes votes and 0 No votes, motion passed. The property needs to be surveyed, Sarah will go to the court house and pay the \$2.00 for the plot plan. We will check with Lindley to see if they have the survey and move forward from there. Once we own the property and it has been surveyed we will start the ball rolling on putting in the electric gates.

- Electric Pole and Grid closure plans – ballot prep

1. \$50 per year off your assessment in 2021 and 2022 if you own your own pole. We will get out information to clear up any confusion on this plan. We will vote on this May 23, 2020.

2. Arlen asked if we were charging \$100 for a meter. It was explained that we charge \$100 for a new meter, which is the cost of the meter itself and the labor of the electrician to install it. It was

discussed last year that we would also charge \$100 to move a meter from 1 lot to a different lot. In the past we had not billed to move meters, however part of our electric crisis has been that we are having to hire electricians to move the meters and that is costing us money we are not being reimbursed for. A motion was made by J.W. White to charge \$100 fee to transfer meters from one lot to another and also to fix any pre-existing only park meters. The motion was seconded by Kim Bondi, 7 Aye votes 0 no votes.

Justin Taylor made a motion that as of 3/13/2020 any new property bought in River Bend Park, where park power is not available, owners must put in their own pole, or if they need 50 amp service, they must put in their own poll. The motion was seconded by William Davis, 7 Yes votes 0 No votes.

3. We will have a POA meeting on April 18th to address the Park Power Plan.

- ADEQ inspection

This is not an ADEQ Inspection, but rather an ADEQ required inspection of our septic system.

The cost of this inspection was \$2800.00

- Shop and security lights

These have been installed and they are working properly.

New Business

2020 Activities

Kim Bondi was appointed to head the Activities Committee.

Other New Business

1. Rental Policy

Justin Taylor brought up changing the rental fee policy based on if you are using the park electric or the electric of your host. After discussion of the current flat rate policy, no changes were made

2. Lots with no campers and only buildings

William Davis brought up a question about lots with just buildings on them. We will look further into what we can do about it and get back to the board on what to do.

3. Outdoor Shower

Julie Moss asked to be approved for an outdoor shower on Block 9 lot 18. Arlen Whitley made a motion to approve seconded by William Davis, motion passed.

4. Block 5 Entrance gate

Arlen Whitley asked about doing something with the hole at the Block 5 entrance gate. We are going to put some chat in there to help keep it dry.

Adjourn

Steve Evans made a motion to adjourn, seconded by Arlen, meeting adjourned at 7:40 p.m.

River Bend Park Board of Directors Email Vote March 19, 2020

COVID 19 MINUTES

Members were asked to vote Yes or No on the subject by email.

The following is a copy of the email sent by President David Hicks Thursday March 19, 2020 at 8:33 AM, to the following Board Members:

Rick Cooper
J.W. White
Lisa Harrell
William Davis
Steve Evans
Justin Taylor
Arlen Whitley
Kim Bondi

This vote is for the Final Draft that River Bend Board of Directors has agreed on involving the Covid-19 Virus **Temporary** preventative rule changes and park functions and preventive measures being taken to keep park POA members safe during this Pandemic that is moving through our country.

Please Vote on here Yes or No on the subject here on this email, so we have for our minutes That J.W. White River Bend board secretary can have documentation Majority vote will rule.

Needing a final yes or no vote by email AS EFFECTIVE IMMEDIATELY

- IF YOU ARE SICK AND RUNNING FEVER STAY HOME PLEASE.
- Office will be open still, but we are limiting person to person contact. If you need to speak with the Office Manager in person, please call and arrange a time. Payments, electric request and work orders should be placed in the drop box outside the office.
- ALL activities planned for summer are suspended as of now and will be rescheduled at a later date.
- Pools and community building will be closed for public use and will be until further notice.
- We urge ALL POA members who frequently have guest to limit it to immediate family (husband, wife, fiancée, partner, kids, grandkids, mom and dad.) We have POA members from all over the United States that come into park from different areas of travel, and some POA may be passing through hot zones.

- POA meetings open to public gatherings will be suspended and rescheduled at a later date.
- Monthly Board meetings will stay in effect and continue to operate but only open to board of director member's, park manager and office manager.
- Rental property in park is cancelled at this time also. Rental of property will resume at a TBD

If you are having any work done on your property with outside contractors, ALL contractors must check in with the park manager before work starts and check out after work ends for the day with name, company and contact number.

These policies are put into effect to safe guard our park and all POA members. If you have any questions regarding this policy and/or park issues please contact President David Hicks, Vice President Rick Cooper or Park Manager Jason Creasey.

If you are feeling ill or have questions or concerns then please contact Arkansas Department of Health's 24-hour hotline at 1 (800) 803-7847.

I know there is some anxiety about COVID 19. Your Board of Directors is actively monitoring this situation and continues to make River Bend Park a safe, fun and family oriented get away. We apologize for any inconvenience this may cause, but the safety of your family and ours is paramount. As this situation changes, we will continue to address and update you.

The following members voted:

Rick Cooper voted Yes
J.W. White voted Yes
Lisa Harrell voted Yes
Kim Bondi voted Yes
Justin Taylor voted Yes

The following members did not vote:

William Davis
Steve Evans
Arlen Whitley
David Hicks (as President he doesn't vote unless there is a tie)

River Bend Park Board of Directors
Email Vote on Pandemic Raises
March 24, 2020

Board members discussed giving raises to essential key employees during this pandemic. The following is the resolution brought forward by Board Secretary J.W. White

1. During this pandemic the River Bend Board of Directors is giving maintenance employees, and employees who are assigned to work the pumper truck a \$0.50 raise that will sunset when this pandemic is over, or 22 weeks from the date of passage of this motion, whichever comes first.
2. This raise only applies to current employees, as described above, of River Bend Park as of March 24, 2020. Any person(s) hired after this date will not be eligible.
3. Sarah, the office worker, will receive the raise she is due following her probation period. In addition, she will also receive the \$0.50 raise the maintenance crew is receiving that will sunset when this pandemic is over or 22 weeks from the date of passage of this motion, whichever comes first.
4. Following a declaration by the Governor of the State of Arkansas, The President of the United States, CDC or World Health Organization that the pandemic is sustained and under control, the River Bend Board of Directors will vote at their next regularly scheduled meeting on what the end date of the raise shall be.
5. Should our operating account fall below \$35,000 dollars before either sunset clause comes into effect, the River Bend Board of Directors may at their discretion vote to end the raises.

Justin Taylor made a motion to approve this resolution

Kim Bondi Seconded

Those voting Yes:

Lisa Harrell

J.W. White

William Davis

Steve Evans

Kim Bondi

Justin Taylor

Those not voting:

Rick Cooper

Arlen Whitley

David Hicks (Doesn't vote unless there is a tie.)

Motion passed resolution adopted.

**River Bend Park Board of Directors
Special Called Board Meeting
March 30, 2020**

Members present via Zoom:

David Hicks, Rick Cooper, JW White, Lisa Harrell, Steve Evans, Justin Taylor, Kim Bondi.
William Davis was present via phone.

Meeting was called to order at 7:03 PM.

President Hicks spoke about Park Manager Jason Creasey's resignation. He let Jason inform his staff of his decision to resign. President Hicks spoke with Gerald and let him know that everything in the park was going to go through Sarah. Until the Board could meet this evening, he placed Sarah Metcalf in as the Acting Park Manager. He posted the park manager's position on the job site for Hardy. He asked if there were any objections to her running it right now. Arlen asked how we were going to get the word out to everyone in the park that she is the person to talk to temporarily. President Hicks advised that we would post it to Facebook and that everything that goes through the park goes through her.

Justin Taylor voiced concern "that as long as Sarah is doing her job in the office and if anything goes wrong, we can't pin it on her because she's being thrown in this interim position." He spoke with her today and she expressed concern that this might cost her her employment with the park. Kim Bondi stated that she thinks "that employees need to understand, not that she's in charge, but that everything goes through her, and that if they understand that, she shouldn't have a problem." David Hicks said "All that can be addressed.

Rick Cooper made a motion that we make Sarah Metcalf the interim park manager until further notice. Justin Taylor seconded the motion. A roll call vote was taken.

All those voting yes: J.W. White, Kim Bondi, Arlen Whitley, Rick Cooper, Lisa Harrell, Justin Taylor, Steve Evans, and William Davis. Motion passed.

We discussed the pumping policy. According to records Justin Taylor was given from and unnamed employee from last year she said that the average normal weekend pumping were 120 to 180 campers. The average Friday pumping were 13 and that on holiday weekends 280 to 350.

Justin made a motion to go back to the previous policy of 2016 until a new proposal can be taken before the POA. Steve Evans seconded the motion. A Roll Call vote was taken.

All those voting Yes: Justin Taylor, Steve Evans, Rick Cooper, Lisa Harrell, William Davis.
All those voting No: Kim Bondi, J.W. White Arlen Whitley.

Motion passed.

We discussed using the zoom meeting app until the COVID–19 epidemic is over. Rick Cooper made a motion to purchase the Zoom plan for \$14.99 a month until this epidemic is over. Kim Bondi seconded.

A voice vote was taken, motion approved.

We had a discussion on closing bath houses during this epidemic. A motion was made by Justin Taylor to close bath houses one and bath house four. Kim Bondi seconded the motion. A roll call vote was taken.

All those voting yes: Kim Bondi, William Davis, Lisa Harrell, Justin Taylor.

All those voting no: Steve Evans, Arlen Whitley, J.W. White, Rick Cooper.

The vote was tied, President David Hicks broke the tie and voted yes. The motion passed.

David Hicks advised that was all he had for us. There was no motion to adjourn, everybody signed out.

River Bend Park Board Meeting Minutes February 10, 2020

Those in attendance: David Hicks, DeAnn Rucker, Lisa Harrell, Williams Davis, Steve Evans, J.W. White, Rick Cooper, Justin Taylor and Arlen Whitley

The meeting was called to order by President David Hicks.

DeAnn Rucker presented the minutes of the previous meeting. Lisa Harrell made a motion to approve the minutes. William Davis seconded the motion.

David Hicks made a couple of general announcements: One of the new employees that had previously been hired as general labor had taken another job elsewhere before beginning work at the park and the new office personnel had quit today (2/10). As a point of information, Lisa wanted to note that the accountant's name is Danny Mayfield (not Smith as had been noted in a previous meeting minutes).

Lisa Harrell presented the financial reports. J.W. White made a motion to approve the financial reports to be filed for audit. DeAnn Rucker seconded the motion. The motion was approved. Several points of interest were brought up and discussed including some items that were noted by the Audit Committee. For the electric invoices that were never sent out for reimbursements due from POA members, Lisa would be sending those out as soon as possible. Jason will find the old log that was once used for logging keys that had been given out or sold and begin to use that again. DeAnn would help to come up with a form for employees to account for their time each workday (hours spent mowing, pumping, cleaning, etc.) and would forward that on to Jason once his email was up and running. DeAnn would send a letter to Billy Stephens requesting a repayment of an invoice that had been double billed from September of 2019. The rest of the electric meter boxes need to be locked that were not completed in January and a workday was scheduled for Feb. 22nd for those that could participate. The new pay-period will run from Friday through Thursday so that the weekend would not be considered overtime. Jason asked that we switch our day-to-day maintenance purchases to B&B from Johnson Controls because they are cheaper.

Lisa announced that she had spoken to our accountant and they gave a quote for taking on more of our accounting responsibilities if we wanted to go that route. Currently, the firm charges the park \$250/month to process our payroll, upload our yearly budget, host our Quickbooks program and file our tax reports. If we chose for them to also handle paying our bills and reconciling vendor invoices, then they would charge an extra \$400/month. If we also would like them to handle our invoices to our POA members, they would charge an additional \$800/month. After discussion about these fees and how they compared to paying a full-time office person to handle these things a motion was made by J.W. White and seconded by Arlen Whitley to hire the current outside accountant to take over these tasks. However, it was also discussed that we would still need someone in the office to answer phones, possibly sell ice, etc. and because of that the savings may not be as great as first thought. David Hicks also informed everyone that he did have a couple of more applications for the office personnel job and he'd like to at least talk to those applicants before a decision was made to outsource the accounting. Rick Cooper made a motion to table the motion to pay the accountant extra for the quoted extra services. DeAnn Rucker seconded the motion. The motion to table passed. Arlen Whitley rescinded his second

to J.W. White's motion and J.W. White rescinded his motion to hire the current outside accountant to take over these tasks.

Jason Creasey, new park manager, updated everyone on projects happening in the park. Debris is being cleaned up from the recent rain and wind, the roads are being worked on and he and Gerald have been working on the shop. The shop and the entire community building is in need of new lighting. J.W. White made a motion that Jason go ahead and purchase linked LED lighting to redo the entire building. He was able to find a bundle package deal on the lights through Amazon. DeAnn Rucker seconded the motion. Motion passed. The pool in Block #2 is ready for the concrete work to complete the project as soon as the weather allows. Jason has called and the project will only need 8 yards at \$108/yard rather than the 13 yards that was anticipated. Steve will call Giles Concrete to ask about the original quote and having the price reduced because they will no longer have to do the amount of labor that was originally quoted. Jason also noted that the drain in Block #2 has been fixed and is draining correctly although it does still need some rip rap added to help with that drainage. J.W. White also made a motion that a new security light for the guard shack be purchased. Steve Evans seconded the motion. The motion passed.

Justin Taylor brought back up the question of the biometric time clock that had been discussed in a previous board meeting and that had been put on hold because of finances. William Davis made a motion to go ahead and purchase the time clock. Justin Taylor seconded the motion. Motion passed. Lisa would order the time clock.

For upcoming 2021 POA committees, the following board members volunteered to be the liaison for each of the following:

Architectural/Engineering – Steve Evans

Communications – DeAnn Rucker

Planning – Rick Cooper

Rules & Regulations – Justin Taylor

Special Projects (Playground) – Justin Taylor

Activities – J.W. White & DeAnn Rucker (Justin Taylor has already taken care of the holiday bands)

Administrative/Finance – will be overseen as needed for each special audit and/or project

Discussion began on the electric grid and the cost associated with providing electric service to the members of the park. The Audit Committee noted that we currently invoice members for reimbursement \$0.10/kwh for electric usage plus a \$5.00 customer fee each billing to help offset the cost of taxes and other fees being charged by Entergy. However, during their audit of the electric invoicing, the committee has determined that we are being charged, on average, by Entergy, \$0.125/kwh and roughly \$8.00 per billing in taxes and other fees. DeAnn Rucker made a motion that future invoicing to our members for electric reimbursements be billed at the \$0.125/kwh plus an \$8.00 customer fee. Steve Evans seconded the motion and the motion passed.

J.W. White presented his plan to eventually shut off the failing electrical grid. His plan would cover a 2-year implementation. Beginning in the 2022 season, members would be assessed their normal assessments, however, if you do not have your own pole by then, you will share in the amount of expenses associated with the failing grid with other members who also do not have their own pole. Those expenses will include your own electric usage, any electric lost to the grid

and not specifically charged to a member account and the cost of repairs (including any supplies and electrician fees). This plan would stay in place until the grid completely failed with members not having their own poles, over time, paying more and more for that service.

DeAnn Rucker presented an incentive plan in addition to J.W. White's plan wherein those members having their own pole or obtaining their own pole by the beginning of the 2022 season would receive a \$50 credit against their assessment for 2022 and those members having their own pole or obtaining their own pole by the beginning of the 2023 season would receive an additional \$50 credit against their assessment for 2023. Her plan would be contingent upon the park electrical grid being turned off at the end of the 2023 season.

Rick Cooper made a motion to combine J.W.'s and DeAnn's plans into a presentation to present to the POA during the Feb. 15th meeting. J.W. seconded the motion and the motion passed. The two plans would be combined into one presentation.

DeAnn Rucker read over a list of new and/or revised policies including a Revised Pumping Policy, current Trash Policy, New Facebook policy and New Secondary Lot policy (that included the price increase voted on in the January board meeting). Steve Evans made motion to approve the policies for presenting to the POA. Rick Cooper seconded the motion. The motion passed.

Steve Evans made the motion to adjourn. Rick Cooper seconded the motion. Motion passed.

River Bend Park Board Meeting Minutes

January 11, 2020

Those in attendance: David Hicks, DeAnn Rucker, Lisa Harrell, Williams Davis, Steve Evans, J.W. White Rick Cooper, Justin Taylor and Arlen Whitley

The meeting was called to order by President David Hicks.

DeAnn Rucker presented the minutes of the previous meeting. Rick Cooper made a motion to approve the minutes. Arlen Whitley seconded the motion. DeAnn announced that in the future, any discussions or decisions that transpired by the board via electronic communication (emails, texts, etc.) would be recorded as an addendum to the previous month's minutes to be officially approved at the following meeting. Business transpiring since the December board meeting would be presented for approval at the February board meeting.

The Finance Committee reported that an additional follow up to the previous Entergy electric audit had been done. Finding included lost revenues from the \$5 customer fees because bills were not sent out timely, meters had either been unread or misread causing the deficit in reimbursements. J.W. White will follow up on the electric questions (both the validity of the actual Entergy bills and the POA meter readings).

Lisa Harrell presented the financial reports. DeAnn Rucker made a motion to approve the financial reports to be filed for audit. Rick Cooper seconded the motion. Lisa announced that the assessment invoices that had to be printed and mailed have been done. Those invoices that get emailed will be finished in the next couple of days. Invoices went out to anyone that was active or paid assessments in 2019. She will then work on and mail assessment invoices to those that were active in 2018 but not 2019. We have 1 more payment left to pay off the tractor. There is still a little over \$20k owed on POA electric reimbursements. The CD is still being held at the bank (value of \$12,600).

David Hicks introduced the new employees that had been hired for the coming 2020 season. Beginning dates would be determined at a later time when the need or the finances warranted their beginning. New employees include:

Ruby Wilson – office personnel

Tim Wickline – part-time security (certified) – hours and days will be determined as needed with extra help coming from Sharp county officers during major holidays

Jason Creasey – Park Manager – background includes owning his own indoor/outdoor construction business and he will be working under local electrician Marco Cooper, as needed to cut down on electrician expenses

Cynthia Sharp – general labor

Hunter Morris – general labor

Old Business

The board began a lengthy informal discussion concerning the electric issue at the park with several points noted:

- Entergy charges on average for electric used for POA service \$0.10 per kwh. This does not include taxes and or other fees that they impose. Our goal for reimbursement should be to at least recapture the per kwh charge plus our \$5 customer fee to try and recoup those expenses.

- The current secondary lot rental charge of \$25 needs to designate on our books what portion of that is for electric reimbursement so at least that amount is reflected and offsets part of that expense.
- A plan for getting POA members on their own electric poles and off of the failing park electrical grid needs to be a top priority. DeAnn Rucker and J.W. White will work on some options to present to the POA for their input.
- David Hicks was able to purchase 1000 simple locks for the park meter boxes for around \$120 which should suffice in locking meter boxes until such time as members have paid their assessments, past due electric bills and sent in their Request for Electric Service forms.
- Lisa would check into printing decals for the park meter boxes to warn of no tampering and help note those not in use or dormant

New Business

Lisa Harrell updated everyone on the operating loan that was taken out (board members approved of this via text). It is a \$20k short term loan at a low interest rate just to get us through until assessments, past due electric and deposit refunds from Entergy are received. It is due in June, 2020 but we will pay on it before then as soon as monies are available. Before the loan was deposited on 12/31/19, our bank account balance was around \$5k.

David Hicks announced that because of our current finances, we will delay having gate attendants until holiday weekends and there will be a work day scheduled for January 18th to take care of plotting electric poles that are owned by POA members, locking park electric meter boxes, organizing the office, make the needed repairs to the community building as required by our insurance company and being available for the Audit Committee that will be meeting that same day.

Lisa Harrell presented the proposed 2020 budget based on the 2019 revenue and expenses as well as the anticipated assessments for 2020. The board discussed each line and adjusted where needed based on known expenses. The budget was finalized and Lisa would send to the accountant for uploading into Quickbooks.

The meeting was adjourned.

January Board Meeting Minutes Addendum (information transpiring via electronic communication since the January 11, 2020 meeting)

*1/12/20 -- 468 assessment invoices have been sent out and the 2020 budget has been sent to the accountant

*1/26/20 – The website has been updated with all current/approved financial and minutes through December, 2019

*1/28/20 -- The current bank balance is approximately \$50k. We have received \$7100 worth of Entergy refunds and around \$1700 in past due electric reimbursements from POA members.

*1/28/20 -- Lisa Harrell asked that we go ahead and at least use the Entergy refunds and the past due collections to make a payment on the loan but noted we could go ahead and pay back \$10k of that loan. A majority of the board voted that we pay \$10k toward the loan.

*1/28/20 -- The board also discussed that with funds that are now available and as weather permits, we need to complete the Block #2 pool repair and schedule our annual ADEQ inspection.