

RIVER BEND PARK POA MEETING MINUTES
OCTOBER 31, 2020

1. ROLL CALL

Meeting was called to order by Treasurer Kimberly Bondi at 10:15am.

Board members in attendance: J.W. White, Rick Cooper (by phone), Kimberly Bondi, Dawn Craft, Jeremy Glass, Ryan Holder, Stacey Okert and Arlen Whitley

A handout booklet was provided to POA members that contained the July 2020 POA minutes, the July – September 2020 Board minutes, January – September 2020 Budget Comparison and July – September 2020 check registers for the Main, Maintenance and Special accounts.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Guest speaker Mr. Billy McGee from NEA fence company explained the new gate system and how it would work. Mr. McGee stated that the company is still waiting on a few parts and more cards, everything has been slowed down due to Covid-19. He explained that the gates will be able to be opened using a cell phone by the main POA lot owner(s), it is a lookup system and will dial the POA member to allow them to open the gate for the guest. It was explained that up to 9 phone numbers can be programmed per lot. A question was asked about the outgoing key card reader, it was explained that there was a misunderstanding as to what the park wanted, it would have been an extra \$4,600 to put them in. Mr. McGee stated that just a reader can be put on the outgoing side for \$600/gate instead of the \$4,600 originally stated. It would not have a camera like the incoming side.

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Treasurer Kimberly Bondi presented the minutes as included in the booklet.

Ms. Tonya Cole made a motion to accept the minutes presented. Seconded by Ms. Jana Holmes.

Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Treasurer Kimberly Bondi presented the financials as included in the booklet.

Ms. Vickie Rouse made a motion to accept the financials presented. Seconded by Ms. Jana Holmes.

Motion passed by majority verbal Ayes.

A question was asked about the number of paid assessments vs the actual dollar amount published. It was explained that the 500 paid assessments included all paid assessments, prior to August 1, 2020 at \$775 and after August 1, 2020 at \$400. A suggestion was made to break these out on the reports going forward. Treasurer Kimberly Bondi will make the change beginning on the next reporting month.

5. REPORT OF THE PARK MANAGER

None

6. REPORTS OF STANDING COMMITTEES

a) Election Committee Report

Ms. Candace Bielins reported that voting for pumping would be held in the common area across from the Community Building.

7. REPORTS OF SPECIAL COMMITTEES

a) Financial Audit Committee Report

Ms. Brandy Alcorn reported that the 3rd quarter audit would be conducted on November 1, 2020.

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

None

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

Ms. Stacey Okert presented all the Halloween activities available throughout the day. She explained that ADH guidelines need to be followed because of Covid-19. She stated that Sharp County was considered a hotspot for Covid-19 now. There are sign up sheets for everything in case someone tests positive later, they will know who to contact for each activity.

Ms. Dawn Craft stated that she has 20 donated pumpkins for the carving contest. She said it will be a first come, first serve basis to get them.

13. EXCUSED BOARD MEMBERS

Mr. Jeremy Glass made a motion to excuse Secretary Jackie Ragan for a necessary absence. Seconded by Treasurer Kimberly Bondi.

Motion passed by majority verbal Ayes.

14. MISCELLANEOUS

POA Member had a question about the Bylaws and/or Declaration of Restrictions – she said this is an RV park, but people are building permanent structures. It was determined that the Bylaws committee will need to adjust the Bylaws and the Declaration of Restrictions.

Ms. Julie Moss questioned the board about believing in the Bylaws and the Declaration of Restrictions.

Ms. Tonya Cole asked about the pumper truck vote as to what would happen after the vote. It was determined that we would have to wait and see the outcome.

Ms. Mandy Cook asked about the liability insurance recommendations. Everyone was informed that all recommendations have been fixed with the exception of the roof on the community building. Pictures were taken of all items that have been fixed and sent to the insurance company. Mr. Jason Creasey will be coming to inspect the roof and make a determination as to next steps. The insurance company is aware that the park is getting more quotes on this item.

Mr. Justin Taylor stated that the Articles of Incorporation, Bylaws and Declaration of Restrictions were updated in 2019 and approved by POA members.

POA Member asked that the board introduce themselves since she is relatively new.

15. ADJOURNMENT

Ms. Tonya Cole made a motion to adjourn the meeting. Seconded by Ms. Jana Holmes.

Motion passed by majority verbal Ayes. Meeting adjourned at 10:55am.

RIVER BEND PARK POA MEETING MINUTES

July 18, 2020

1. Call to order

Meeting was called to order by President David Hicks at 10:31 AM.

Board members in attendance: David Hicks, Rick Cooper, J.W. White, Lisa Harrell, Kim Bondi, William Davis, Arlen Whitley, and Jackie Ragan

A handout booklet was provided to the members that contained the February 2020 POA meeting minutes, the February 2020- July 6, 2020 minutes, Budget Comparison, and check registers.

2. Minutes

Secretary J.W. White presented the minutes, as included in the booklet.

Tonya Cole made a motion to accept the minutes presented.

Seconded by Craig Johnson.

Motion approved.

3. Financial Report

Treasurer Lisa Harrell presented the financials, as included in the booklet.

Carol Halford made a motion to accept the report.

Seconded by Ruth Hill.

Motion approved.

4. Finance Committee Report

The Finance Committee Audit report from the June, 6, 2020 meeting was presented, as included in the booklet.

Tonya Cole made a motion to approve

Seconded by Teddi Cravens

Motion passed.

5. Dawson Septic

President Hicks gave an update on Dawson Septic. He announced that Co-Treasurer Kim Bondi would replace Justin Taylor as the liaison for the Board to Dawson Septic. Someone announced from the floor that Mr. Taylor posted his resignation on Facebook. A motion was made by Craig Johnson to accept Mr. Taylor's resignation.

Seconded by Wendy Barger.

Motion Passed.

There was discussion on who would fill the open seat. Craig Johnson was nominated, and spoke, but he did not meet the qualifications to fill the seat. Kayla Holder nominated Ryan Holder and he spoke to the group. Craig Johnson nominated Wendy Barger and she spoke. Bobbi Johnson nominated Julie Moss and she spoke to the group. A vote was taken and the results were as follows:

Ryan Holder 14 votes
Wendy Barger 16 votes
Julie Moss 15 votes

Wendy Barger was selected to fill the seat. She joined the rest of the Board in the front of the group.

6. Bath Houses

There was discussion on the condition and cleanliness, or lack thereof, of the bath Houses. Tonya Cole made a motion that ADH Regulations be followed on regards to cleaning bath houses.

Seconded by Ruth Hill

Motion Passed.

7. Pools

Tonya Cole made a motion for River Bend employees to complete any work needed for pools (cleaning, painting and filling) to be open by July 27th and to call for ADH inspection by July 27th.

Seconded by Nathan Tucker

Motion passed.

Tonya Cole also made a motion that both pools be open immediately after ADH inspection with the following guidelines:

1. ADH guidelines.
2. Park owned tables and chairs be removed, if a member wants a chair, they will be required to bring their own, this is will ensure the park won't have to worry about keeping chairs & tables 6ft apart.
3. Hand Sanitizer placed at the entrances of the pools.

Seconded by Nathan Tucker

Motion failed.

8. Gates

President Hicks gave an update on the gates. President Hicks told us that he spoke to the Loan officer, his secretary was out last week, but he doesn't have access to all her stuff. The cost of the gate package is \$23,420.00

DeAnn Clifton made a motion to use the money we have to spend \$18,000.00 to install the gates in Block 9 and Block 5.

Seconded by Julie Moss

Motion Passed

Angie Ostermeier made a motion to use the money we have to purchase key pad locks for the Bath houses and pools.

Seconded by Dorothy Barnes

Motion Failed

9. Electric

- New Service policy (meter move)

Secretary White gave the following update from the March 9th Board meeting:

“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.”

-Electric Invoices/Shut Off Policy

Sarah Metcalf told the members that Invoices are due 26 days after they are sent out. per the Board it will be 10 days from the due date that the power will be shut off and locked.

- Meter Removal

Secretary White advised that if you have your own pole and you want the park power box removed, send an email to Sarah Metcalf rbpark.office@gmail.com and she will add your name to the list to have your park meter removed.

- Wavier of Liability for Entergy

Entergy wanted a waiver from the park, we wrote a wavier but Entergy wanted their lawyers to write the wavier and it took several weeks to get it in from them to be signed, but it has been signed and turned in.

- POA vote on grid.

Secretary White directed everyone's attention to page 2 of the booklet where the sample Ballot for the Grid Closure is shown. He explained the two Proposals and announced that this will be voted on by the POA September 5, 2020 when we have Board Elections.

10. Hill Parking Permits

Co-Treasurer Bondi presented Hill Parking Permits

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.

11. Security Update

President Hicks gave an update on security issues. He advised he was going to be speaking with the Security Officer to address a few things and make some changes. He told the POA that the Officer is coming in on Friday and Saturday nights.

12. Playground Update

Tonya Cole made a motion to use the remaining to use the money that is left in the Special Account Fund be used for the Play Ground Committee.

Seconded by Ruth Hill

Motion Failed.

13. Rules and Regulation Changes

Co-Treasurer Kim Bondi explained that the Rules and Regulations have been updated with new wording to match the DOR and By-laws and an addition to the Pumping Policy and Rental Lots.

14. Facebook Membership Approval

Secretary White talked about the additional questions added to the Property Owners Facebook page for approval. In order to be added to the group you must answer all three questions.

15. Elections

Secretary White announced the dates and deadlines for Bio's to be emailed if someone is interested in becoming a Board Member.

16. Adjournment

Mr. Whitley made a motion to adjourn.

Seconded by Mr. Ragan

Motion passed meeting adjourned at 1:22 PM.

River Bend Park POA Meeting Minutes February 15, 2020

Board members 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 at 10:30am at the Bono Community Center. David proceeded to introduce the board members to the POA as well as the new park manager, Jason Creasey.

A handout booklet was provided to the members that contained the October 2019 POA meeting minutes, the October 2019 through January 2020 board meeting minutes, the 2019 January-December Budget comparison, park loan balances, the 2019 October-December Check register, the 2019 complete Finance committee audit report, the 2020 Budget, the January to-date budget vs actual, the January 2020 Check register and a listing of new and/or revised park policies.

DeAnn Rucker presented the minutes, as included in the booklet. Jackie Ragan made a motion to approve the minutes. Jeff Thoele seconded the motion. Lisa Harrell pointed out that the January board minutes noted a year date of 2019. DeAnn will correct to 2020 and the corrected version will be uploaded to the website. Motion to approve the minutes passed.

Lisa Harrell presented the financials, as included in the booklet. Lisa also noted that the current bank balance was \$58,218.36. Keri Varner made a motion to approve the financials. Carol Meilke seconded the motion. The motion passed.

David Hicks introduced special guest speaker, David Swatloski from Entergy to speak to the members. Mr. Swatloski had a two-fold purpose for speaking to the members. Firstly, Entergy is in the process of converting the Entergy electric going through the park to a 2-phase system. Because of this, they have a short list of members that they need to gain permission from to replace Entergy poles that may be on private property. Mr. Swatloski had a list of those individuals that he needed to speak to and have sign off on the pole replacement. Secondly, he wanted to emphasize with the POA members that the park electrical grid is most definitely failing. It's just a matter of time before it completely goes down. In fact, he indicated that on heavy holiday weekends at the park, we have been known to pull so much power that parts of downtown Hardy actual black out and lose power. Knowing that we are in the process of trying to switch members over to getting their own poles, he indicated that Entergy could leave some of the poles they would be replacing behind in the park for use by those putting in their own to help where they could with the cost of doing so.

J.W. White was on the agenda to present the board's plan for a 1-2-year energy plan for POA members obtaining their own poles. However, Mr. White had to leave to attend a funeral and so DeAnn Rucker presented the plan that they had put together. The plan consisted of both a plan for those not on their own pole by the end of the 2022 season to share equally in all expenses associated with continuing to need park electrical service. Members not having their own pole by that time would not only have to pay the park back via reimbursements for their electric usage but would also have to share in the cost of any lost electrical charges not billed to any particular individual lots (including taxes and fees from Entergy), cost of repair supplies and the cost of any electrician fees for those repairs to the failing electrical grid. The plan would also allow for an

incentive of a \$50 credit per year (2021 and 2022) against annual assessments for those members who either already had their own poles or those that obtained their own poles during those 2 years (total of \$100 credit over 2 years possible). A motion was made by Jackie Ragan and seconded by Jesse Craft for the POA to have the opportunity to vote on the electrical plan during the Memorial Day holiday weekend on May 23, 2020. Members will be able to vote with a Yes or No vote on the proposed plan as well as choose if the park should shut down the electrical grid to individual member lots at all, within 1 year or within 2 years. The motion to place this on an official proposal as a ballot for voting and presented to the POA for their vote passed by a majority.

David Hicks noted that Sharp County Sheriff's office representative Kelly Newcomb was supposed to have addressed the POA but due to health reasons was unable to attend. He did, however, send a letter on his behalf (copy filed with these minutes). Mr. Newcomb's main point in his letter was for any emergency issues at the park to be notified by calling 911 which would then be routed to the Sharp County Sheriff's office. For any non-emergency issues, members are asked to call 870-994-2211 to help the sheriff's office track and follow up with all calls. He assured the members that previous incidences that have happened this past year at the park are still under investigation and we will be informed of the outcomes as soon as they are able to do so. After Mr. Hicks finished reading Mr. Newcomb's letter, members suggested that those phone numbers and instructions be made into permanent signs and placed at the guard shacks, office and community building.

David Hicks took this opportunity to inform the POA members that we have hired Tim Wickline who will take on the role of security in the park. He will not be writing tickets but will be politely reminding members of quiet times, speeding and making general rounds through the park to promote a secure presence. He also, if needed, will be using the same phone numbers for notifying the Sharp County Sheriff's office of any problems (emergent or non) that cannot be handled peacefully.

Brandy Alcorn presented the Finance Committee's audit report as included in the booklet. The members commended the entire Finance committee on their diligence in finding the issues that they discovered as well as developing ideas for future prevention of various financial problems. Joe Eldridge made a motion that the Finance Committee's audit report be approved. Jesse Craft seconded the motion. The motion passed.

Jason Creasey, park manager, was asked to update the POA on current projects happening in the park. He let everyone know that the pool in Block #2 was almost complete and should be finished by Friday, the 21st as long as the weather holds out. The price of the concrete was reduced both in cost and amount from the original quote to \$108/yard for 8 yards rather than the \$110/yard for 13 yards that was originally quoted. The drainage issue in Block #2 has been fixed and the roads are being worked on almost daily.

Rick Cooper presented a quote from Dacus Fence Company on a proposed electric gate project. The quote would cover all 4 gates (in and out at both entrances). There were two quotes presented: (1) without accountability, meaning no record of ins and outs by members at a price of \$15,762 and (2) with accountability at a price of \$18,620. Rick answered several questions about the gates including that it would cost between \$35-\$40 per member to cover the cost, the electrical components of the gate would be installed high out of flood range, the entrance method would be via card readers or temporary codes could be given to guests, codes could also be given

to emergency, law enforcement and fire personnel, the card readers could be removed in the case of impending flood and we would still be able to use our old locks and keys in the event of a power outage. If we chose to go with the electric gate project, we would have to start at the Block #9 gates and wait until the new bridge had been completed at the low water bridge before beginning the installation of the gates in Block #7. A question was asked how much money we had spent on gate keepers during the 2019 season and that amount was \$12,298.71.

Jackie Ragan made a motion to immediately proceed with the purchase and installation of the electric gates. The motion was seconded by Joe Eldridge. Discussions continued concerning the benefits and savings there could be by going ahead with the project. Before a vote could be taken, Tonya Pitts made a motion that the electric gate proposal be added to the May 23rd special election ballot. That motion was seconded by Jackie Ragan. Carol Meilke called for an immediate vote on the previous motion adding that the vote be clarified that the vote was for the electric gate system with the accountability feature. That call for vote was seconded by Jesse Eldridge. Tonya Pitts and Jackie Ragan rescinded their motion and second to add the proposal to the May 23rd ballot. The motion before the floor was to go ahead with the immediate purchase and installation of the electric gates with the accountability feature. A vote was taken and passed by a clear majority.

DeAnn Rucker pointed out the new and/or revised policies that were included in the booklet as well as the listing of 2020 activities that were also available for handout at the meeting. Committee sign-up sheets were also pointed out and everyone was encouraged to volunteer for a committee.

Tonya Cole voiced concerns that the 2020 budget had no budgeted amount for unpaid electric reimbursements. It was explained that as a cash basis entity, the park could neither budget for accounts receivable nor accounts payable. Keri Varner made a motion to approve the 2020 budget. The motion was seconded by Jesse Craft. Motion passed.

James Alcorn moved to adjourn the meeting. Second was made by Rebecca Powers. Motion passed.

A statement from Sharp County Sheriffs Department:

On behalf of the Sheriffs department. I would like to say we appreciate the community of Riverbend Park and all of all the folks that come and enjoy our county from various other parts of the state. We appreciate what you bring to our area. At this time we simply ask that for future calls involving the park please be routed thru the Sheriffs office by dialing 911 if it is an emergency and for thefts or other issues please call the non-emergency number 870-994-2211. this will enable us to keep track of the calls and ensure that there is a record of the call and the incidents that occur in the park. As for the past incidents which I have received questions about, we are looking into them and investigating those that we have been notified about. I will be a liaison of sorts of sorts for river-bend as I will be following up on incidents that occur in the park, collecting the pertinent information to the detectives as needed. Your initial point of contact will be calling the Sheriffs Office and the on duty officer will be dispatched to take the call. I will simply be following up on all calls after the deputy makes the initial contact. I know there are questions about the gate and I cannot answer questions regarding that with complete accuracy at this time, however, I will ensure that the board has been updated on this topic next week and will be at the next meeting which is being held in the park... Thank you for your time and cooperation.

Kelly Newcomb

Sharp County Sheriffs Office