

RIVER BEND PARK POA MEETING MINUTES
FEBRUARY 20, 2021

1. ROLL CALL

Meeting was called to order by President JW White at 10:35am.

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

A handout booklet was provided to POA members on the website so that they could download and review it. The booklet contained the October 2020 POA minutes, the October 2020 – January 2021 Board minutes, 2020 3rd Quarter Finance Committee Audit Report, 2020 Budget Comparison, 2020 Check Registers for the Main, Maintenance and Special accounts, January 2021 Budget Comparison and January 2021 check registers for the Main, Maintenance and Special accounts.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Mr. Jackie Ragan made a motion to accept the minutes as presented in the booklet unless there are any additions or deletions. Seconded by Ms. Mandy Cook. Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Ms. Kimberly Bondi made a motion to accept the financial reports as presented in the booklet. Seconded by Ms. Mandy Cook. Motion passed by majority verbal Ayes.

5. REPORT OF THE PARK MANAGER

Mr. Jericho Smith introduced himself to POA members. He stated he has been working on the roads, installing bath house fans, plans for updating bath houses, updating pumper truck, cleaned up a lot of trees and limbs hanging, a lot of electric boxes have been taken out already, recycled the aluminum cans. Still has some trees to take down in block 9 playground area, working with some POA members for block 9 playground, looking forward to meeting everyone personally.

Mr. Justin Taylor asked if Jericho has any experience with operating a pumper truck? Jericho said he doesn't with the one the park has, but he has worked with other pump trucks. He is adding a sight gauge. And he is making sure all gauges are up to par before pumping begins for the season.

Mr. Ryan Holder asked what is happening with the wood from the trees being cut down. Jericho stated that is mostly funky and dead so he was going to burn it off. He said he would leave it sit for a bit so that if someone wants it, they can come take it.

Mr. Jackie Ragan asked if there will be a spot to burn wood? Jericho stated that he will figure out where to put a burn pile. But it will only be for wood. There was discussion on the place to put this. Some POA members said that people should burn on their own lots. It was decided that there will be a cut off date and it will strictly be only tree limbs. It was determined that Jericho and his crew will be responsible for burning the pile. Mr. Jackie Ragan motioned to table till the next board meeting. Ms. Kimberly Bondi seconded it. Motion passed by majority of Ayes.

Teddi Stevens asked will the pumper truck be up and running when the park opens? Jericho stated that is the plan.

Mr. Benji Hess asked if there will be a place to drop off aluminum cans? Jericho stated that is up to the can committee. Ms. Stacey Okert said she was thinking about using one of her lots for that.

6. REPORTS OF STANDING COMMITTEES

Ms. Kimberly Bondi stated that the Finance Audit Committee report was just received. We will review this in the next board meeting.

7. REPORTS OF SPECIAL COMMITTEES

Ms. Stacey Okert stated she has a lot of things throughout the year going on, she needs volunteers. The bands have all been booked. Mr. Jeremy Glass will be doing the fireworks this year.

8. OLD BUSINESS

Ms. Diana Taylor asked is the pools will be open? Both pools will be open following ADH guidelines like at the end of last season. The pump for the pool by the office has been replaced.

Ms. Kathy Hall asked what the pumping policy will be this year? The two different pumping policies were described so everyone would know what they were. After much discussion, it was determined that POA members will have 3 free Friday pumps throughout the year, then anything after the 3 free Friday pumps, it would be \$25 per Friday. POA members will need to let the office know by the Monday of the week they need to be pumped, or as much ahead as they can. Ms. Mandy Cook made a motion to have 3 free Friday pumps. Ms. Stacey Okert seconded the motion. The majority of the POA voted Aye, Ms. Kathy Hall voted Nay. The motion passed.

Ms. Julie Moss asked if the fobs were available? Ms. Kimberly Bondi explained that we received only 50 fobs, but they were coded with the same numbers as the gate cards. This means that we have to get them replaced with different numbers.

Mr. Josh King asked what is the plan if the pumper truck is not running when the park opens? Mr. Jackie Ragan stated that the plan is to have the pumper truck running. If for some reason it's not, then we will be using the honey wagon till it is fixed. He also stated that we are looking for an additional pumper truck and other options as well.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Ms. Kimberly Bondi explained that block 9 gate is only accessible by key card and block 5 gate is still the old key. Mr. Jackie Ragan asked Ms. Bondi to explain about the Holiday Code request and how that will work. Ms. Bondi explained that on holiday weekends one access code will be given per lot owner to be used. These codes will only be active from 12:00pm on Friday to midnight on Monday of the holiday weekend. The July 4h holiday will have to be determined each year because it falls on a different day each year. It was also explained that you can only request a code one week prior to the holiday. Any request not in the time frame will be rejected. On the River Bend Park website, there is a tab called Gate Code Request that has to be filled out or you can email the office. This is the only way that a gate code request will be accepted. No requests by phone or text will be accepted.

Ms. Mandy Cook asked if it was okay to let her guest in with her gate cards? Mr. Rick Cooper said that this is perfectly fine. He also clarified that it is a total of 6 openers per paid assessment.

Ms. Mandy Cook asked how many employees we are starting the season with? Ms. Kimberly Bondi stated that we will have 8-9 employees, but 5 of those are part time.

Mr. Jackie Ragan said he saw a question about water and sewer going to bunkhouses? Mr. Jeremy Glass stated that he is in contact with ADH and ADEQ about this. The state of Arkansas has a different opinion that what the DOR states. The DOR states that no water or sewer can be run to bunkhouses. He stated that a committee will be getting together to discuss if this should still apply and will update the DOR and the Bylaws if needed.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. MISCELLANEOUS

None

15. ADJOURNMENT

Mr. Jackie Ragan made a motion to adjourn the meeting. Seconded by Mr. Arlen Whitley.

Motion passed by majority verbal Ayes. Meeting adjourned at 11:40am.

RIVER BEND PARK SPECIAL POA MEETING MINUTES
AUGUST 14, 2021

1. ROLL CALL

Meeting was called to order by President JW White at 12:11pm.

Board members in attendance: J.W. White, Jackie Ragan, Kimberly Bondi, Ryan Holder, Stacey Okert and Thomas Smith

A handout booklet was provided to POA members as they signed in. The booklet contained the February 20, 2021 POA minutes, the March 2021 – July 2021 Board minutes, 2020 4th Quarter Finance Committee Audit Report, 2021 1st Quarter Finance Committee Audit Report, 2021 Budget Comparison and 2021 Check Registers for the Main, Maintenance and Special accounts.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Ms. Angie Ostermeier made a motion to accept the minutes as presented in the booklet unless there are any additions or deletions. Seconded by Mr. Jackie Ragan. Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Ms. Lisa Harrell made a motion to accept the financial reports as presented in the booklet. Seconded by Ms. Angie Ostermeier. Motion passed by majority verbal Ayes.

There was a question as to why a payroll period showed up twice. Ms. Bondi stated that was a QuickBooks error and was being corrected.

5. REPORT OF THE PARK MANAGER

President White stated that Mr. Jericho Smith was at another function, but that all the Park Managers reports were included in the minutes within the packet.

6. REPORTS OF STANDING COMMITTEES

Ms. Kimberly Bondi stated that the Finance Audit Committee completed the 2020 4th Quarter report and the 2021 1st Quarter report. They are included in the minutes within the packet.

7. REPORTS OF SPECIAL COMMITTEES

Mr. Jackie Ragan stated that the Election Committee has early voting going on in the office and a form to download online.

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Commercial Selling – it was discussed as to what is considered commercial selling within the park. Good standing POA members are allowed to bring in their wares for delivery that are made outside the park. POA members are not allowed to set up a booth/hut on their property for selling. It was decided that no guns, knives, tobacco, vapes, etc would be sold within the park. A motion was made by Ms. Carol Halford that POA members in good standing could continue with the sales and services they are doing now. Seconded by Ms. Mandy Cook. Motion passed by majority verbal Ayes.

The question was asked if we could have gate attendants during the 3 major holidays. Guests of POA members are blocking the gate. It is the responsibility of the POA member to tell their guests to park off to the side so that members can still get through. Ms. Lisa Harrell suggested moving the fence over in block 9 so that guests can park there.

Bath houses were discussed. The fans are working great. It was brought up that we need to totally rebuild the bath houses. POA members suggested asking other POA members for help because of their expertise and/or willingness to help or donate items. It was determined that a list needs to be created of all things needed to fix a bath house. Also, the roofs are new, so they should not need to be replaced. President White created a bath house committee. Ms. Niena Hisaw asked if the locks could be looked at, her children have gotten stuck in the bathhouses.

Pumping – it was suggested to have Kenny Richey sign a waiver stating that he will not hold the park liable if he gets an infection because of pumping. It was brought up that he wears flip flops while pumping. The board explained that some POA members will purposely leave the cover on the dump drain and open the valves so that he gets splashed with feces and urine. It's easier to wash off with flip flops and he is not soaked in it all day. The board also explained that PPE was offered, but declined.

Roads – the roads are being graded, but there is no rock on top to help with drainage. More rock is being order to help fill in low spots.

UTV/ATV Vandalism – this year has been horrible as to vandalism. Mr. Larry Russell suggested that Mr. Ryan Holder be on the Security Committee to come up with

consequences for infractions. Mr. Tiffany Lassiter suggested that UTV, ATV, golf carts, etc should have a different colored flag each year. These would be given out when assessments are paid. If there is no flag, that ride needs to be parked until it has one.

Ms. Casey Huffmaster made a motion that there be park standardized labels that have to be visible on all ATV, UTV, golf carts, dirt bikes, etc with lot and block. Seconded Mr. Keith Horton. Motion passed by majority verbal Ayes.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. MISCELLANEOUS

None

15. ADJOURNMENT

Mr. Dale Anschuetz made a motion to adjourn the meeting. Seconded by Ms. Angie Ostermeier.

Motion passed by majority verbal Ayes. Meeting adjourned at 1:40pm.

RIVER BEND PARK POA MEETING MINUTES
NOVEMBER 20, 2021

1. ROLL CALL

Meeting was called to order by President J.W. White at 10:32am.

Board members in attendance: J.W. White, Rick Cooper, Kimberly Bondi, Stacey Okert and Thomas Smith

A handout booklet was provided to POA members as they signed in. The booklet contained the August 14, 2021 POA minutes, the August 2021 – October 2021 Board minutes, 2021 2nd Quarter Finance Committee Audit Report, 2021 Budget Comparison and 2021 Check Registers for the Main, Maintenance and Special accounts.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Ms. Kimberly Bondi made a motion to accept the minutes as presented in the booklet unless there are any additions or deletions. Seconded by Mr. Thomas Smith. Motion passed by majority verbal Ayes.

4. APPROVAL OF FINANCIAL REPORT

Ms. Kimberly Bondi made a motion to accept the financial reports as presented in the booklet. Seconded by Mr. Rick Cooper. Motion passed by majority verbal Ayes.

Ms. Julie Moss asked what the balance in the checking account was as of today, not from the October 2021 report. Ms. Bondi stated that she thinks it is between \$99,000 and \$101,000.

5. REPORT OF THE PARK MANAGER

Mr. Jericho Smith was unavailable due to an illness. All the Park Managers reports are included in the minutes within the packet.

6. REPORTS OF STANDING COMMITTEES

Ms. Stacey Okert reported that she was able to buy 2 boxes to hold park equipment, a cover and poles for the block 9 playground, and other items with the Activities funds.

She also stated that she is working on things for 2022.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Ms. Mandy Cook asked what the decision was for the road and culvert going into block 6 from the playground. Mr. Rick Cooper explained that Mr. Jericho Smith has an idea, but that nothing has been finalized as of yet. We are waiting on quotes.

A question was brought up about the creek cleanup. It was stated that project is completed.

A question was brought up about the water loan renewal. Ms. Kimberly Bondi stated that she started the process for renewal back in September. Then found out that the loan officer quit, so the new loan officer had to catch up on about 50 loans. On top of that, there is a new loan system they have to learn. So the renewal is delayed, but it is the banks fault. Mr. Justin Taylor asked the question about using the money we have in the bank now. Ms. Bondi said we could, but she would like to wait until we see how much the quotes for the leech lines and the culvert that need to be fixed.

A question was brought up about selling the 3.4 acres on Oak Ridge. It was stated that the board decided on \$5,500 / acre and then see what happens.

A question was brought up about what loans we have. It was stated that we have the water loan and the pumper truck loan. The old pumper truck engine money is included in the money in the checking account right now.

A question was brought up about the employees working all winter. It was stated that they were because of all the winter projects. It was asked if the bath houses would be worked on, Ms. Bondi stated she was not sure about that.

A question was brought up about the burn piles being removed. Ms. Kimberly Bondi explained that Mr. Jericho Smith is planning on having a controlled burn after the park closes. We can not burn anything while people are present.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

President J.W. White and Ms. Kimberly Bondi went over the following announcements:

- Quite Time hours have changed to 12a to 7am
- 1% QuickBooks fee starting January 1, 2022 for people paying with checking/savings accounts online
- Closing date is December 6, 2021
- Parking on hill time has been extended
- Number of cards for not in good standing members is one
- Card shut off date is the Sunday after opening Friday if at least half of assessments have not been paid

13. MISCELLANEOUS

Ms. Stacey Okert made a motion to have the next POA meeting on February 19, 2022 at 10:30am with the location to be determined. Seconded by Mr. Rick Cooper. Motion passed by majority verbal Ayes.

14. ADJOURNMENT

Mr. Rick Cooper made a motion to adjourn the meeting. Seconded by Ms. Stacey Okert. Motion passed by majority verbal Ayes. Meeting adjourned at 10:56am.