

RIVER BEND PARK BOARD MEETING MINUTES

January 12TH, 2022

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:38pm.

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

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the December 2021 board minutes as written unless there are any changes needed. Seconded by Mr. TJ Smith.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

A total of 8 votes were cast – Motion carried

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the December 2021 financial statements as reported. Seconded by Mr. Ragan.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

A total of 8 votes were cast – Motion carried

5. REPORT OF THE PARK MANAGER

Jericho Smith reported the following:

- Bath house #4 in block 6 has been torn down, we are waiting on the new building to come and be installed. Then the park crew will finish the inside
- The culver between block 6 and the playground is the next project
- Burn pile in block 4 is being worked on to get rid of it
- The park is down 2 employees

6. REPORTS OF STANDING COMMITTEES

Abandoned Property Committee – Mr. Holder reported that he spoke to Lynn Dail about the truck near the shop. Mr. Dail said he would sell it for \$3000, otherwise he will be moving it before the park opened. President White mentioned that Ms. Beth Smith would like to be on the Abandoned Property Committee.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Mr. TJ Smith talked about the license plate vs sticker options for ATV's, etc. More discussion was had about purchasing them, creating them, selling them, etc. Ms. Okert said that she can get the plates and make them for everyone. It would be a week once the order was placed. POA members can order them through the office. Mr. Ragan said there should be an option for a license plate and a sticker. Mr. TJ Smith said he is worried that the stickers won't be as visible as the license plate. There was discussion about stickers vs. plates, placement of the sticker or plate, etc. Someone brought up a question about guests having a sticker. Mr. Ragan said he would like to see some samples, run them through the gate, try them on the front, try them on the back and see what works. Suggested implementation date was July 4th, 2022.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Ms. Bondi asked where the February 2022 POA Meeting was going to be held. Mr. Adam Rufkahr is going to check if the Bono Community Center is available that day and reserve it. If so, it will be Saturday, February 19, 2022 at 10:30am at the Bono Community Center.

Ms. Bondi made a motion that the 2022 Season opening date be Friday, March 18, 2022. Seconded by Mr. TJ Smith. All board members voted Aye. Motion passed.

Ms. Okert discussed creating a new committee called Governing / Covenants Committee. This committee will help with making sure that POA members are following the rules of the park. It will hear grievances from POA members, come up with violation enforcements, determining if a fee should be assessed and other items. They will present their findings to the Board of Directors. The President will nominate POA members to this committee to be presented to the board for approval. Someone from the board will get in touch with the POA members that are suggested to be on the committee. Mr. Ragan stated he is concerned about the fees/fines part. Ms. Okert said these are fees, not fines. President White stated that the By-Laws state the board can assess fees. We need to take this in a step-by-step process. Mr. Ragan said yes we can assess fees, but we cannot assess fines. He

suggested we have our lawyer look it over. This is a committee of the POA peers. Ms. Okert made a motion to create the Governing / Covenants Committee, seconded by Mr. Ragan with the corrections and deletions. All board members voted Aye, Motion passed.

Ms. Okert brought up that she has had POA members ask her why the board didn't offer the campers on the hill for sale to them first. The answer is no, we can't because the tow yard is charging a collection fee. After so long, they can go through the process to have the titled transferred. President White stated that the board has not sold any of the campers on the hill.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

The POA meeting will be held February 19, 2022 at 10:30am at the Bono Community Center.

The 2022 Season Opening day will be March 18, 2022.

13. EXCUSED BOARD MEMBERS

Mr. Ragan made a motion to excuse Mary Beth Dodd from the meeting. Seconded by Mr. Holder. All members voted Aye. Motion passed.

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on February 9, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. TJ Smith. Motion passed by majority verbal Ayes. Meeting adjourned at 7:53pm.

RESOLUTION
NO. 20220112

We, the undersigned, being all the Directors of River Bend Park POA, organized and existing under the laws of Arkansas, and having its principal place of business at PO Box 337, Hardy, Arkansas 72542 (the "Corporation"), hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Directors of the Corporation duly held and convened on January 12, 2022, at which a quorum of the Board of Directors was present and voting throughout, and that such resolution has not been modified, rescinded or revoked, and is at a present in full force and effect.

Therefore, it is resolved:

That a Governing / Covenants Committee shall help assist the board in matters of rule compliance and violation enforcement. The committee shall have 2 Directors (non-officer) to oversee the meetings. The committee shall include 5 POA non-board members. The committee shall review the complaints that have been reported in a meeting with proper recording of minutes. The committee shall collect any evidence in support of the complaint, to include park video surveillance and witness statements, if available depending on where the complaint occurred. The committee will determine a consistent discipline for minor offenses, and address all major complaints with a reasonable recommendation; i.e. suspension of services, restitution from the offender if damage has occurred, etc. The committee will present to the Directors overseeing the committee their recommendations, which will then be presented to the entire Board. The Board can offer another recommendation, or agree with the committee recommendation. The committee shall keep a 3 year record of offenses and evidence.


Committee members assigned to the Governing / Covenants Committee will be approved by the board. A member will be removed after 3 consecutive missed meetings.

Introduced this 12th day of January, 2022 by Stacey Okert, Board of Directors

✓

Pass Fail this 12th day of January, 2022 as attested by:


J. W. White
President


Jackie Ragan
Secretary

RIVER BEND PARK BOARD MEETING MINUTES

February 9TH, 2022

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:32pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder (joined late), Stacey Okert and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the January 2022 board minutes as written unless there are any changes needed. Seconded by Ms. Okert.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Stacey Okert and Thomas Smith

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the January 2022 financial statements as reported. Seconded by Ms. Okert.

The following board members voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Stacey Okert and Thomas Smith

5. REPORT OF THE PARK MANAGER

Jericho Smith reported the following:

- Worked on rebuilding all the equipment in the shop. Haven't been working a lot due to weather conditions.
- Bath house #4 in block 6 - waiting on the new building to come and be installed. Then the park crew will finish the inside.
- The culvert between block 6 and the playground is the next project.

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Mr. White asked what the status was of rerouting the water line in block 6. Mr. J Smith said that he has not spoken to them. Ms. Bondi said that Mr. Ragan should let them know that the park would like that done the week of March 7th to March 11th. That way the ditch that has been dug can be left open to watch for water leaks after the water is turned on.

Ms. Bondi stated that Lynn Dail's truck was still sitting by the tracks. Mr. Holder said that he will move it before opening day.

Ms. Okert brought a sample of a license plate with the letter sizing. She also said that stickers are available. It was determined that the letter size will be 4 ½" and that it has to be contrasting colors. Mr. Ragan stated that the parks logo should be in the middle. Ms. Bondi said that really anything could be put there since POA members can buy their plate from anyone, as long as it has the standard letter sizing and contrasting colors. There was some discussion as to whether they should be buying from the park or from an outside source. As long as the standard is used, plates should be able to be purchased from anywhere. Anyone that had purchased a plate from Lisa Harrell is grandfathered in. All ATV's, SxS, Golf Carts, etc will need to have a plate or sticker using 4 ½" letters by July 2022. Any new members will have to have a plate or sticker on their rides from the beginning.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Mr. J Smith stated that we will be turning the water on March 16, 2022, weather permitting. There is a chance that it will freeze again around that time, so we are playing it by ear. We are doing our best to have it on by opening day, March 18, 2022.

Mr. J Smith asked for the boards opinion on what should be done if someone is caught using a generator this season. There was a special motion in place in 2021 because of the flood, but that date has passed. We are back to normal Rules & Regulations, which states "No generators are allowed during regular open season". Mr. J Smith asked what he should do if someone tries to use one. Mr. Ragan stated that our recourse is if they violate the rules that we can suspend their services. Mr. Ragan asked if Mr. J Smith thinks there will be a problem this year, which he stated he believes there will be. There are still POA members that don't have their own power pole. There are also people who have not paid their dues and used generators last season.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

Ms. Bondi stated that she heard back from the GoKeyless company about locks for the bath houses and pools. She stated that she still has some outstanding questions for them, the quote is that new. It will cost between \$14,000 and \$16,000 for locks. We will need one lock with a hub and one lock without a hub for each bath house. They are still working on the pool lock quote. This is a one time cost. These locks should work with the cards we currently have. This will be put on the March 2022 Board Meeting Agenda.

Ms. Bondi asked a question that a POA member asked about license plates. What happens if someone doesn't put a plate on their ride? Mr. Ragan said that they will be in violation of the rules. The rules state that "All ATV's, SxS, golf carts, etc. must have a visible lot and block number on them". Their services can be suspended. Ms. Okert stated that this was a POA vote.

12. ANNOUNCEMENTS

The POA meeting will be held February 19, 2022 at 10:30am at the Bono Community Center.

Mr. Ragan apologized for posting the link very late. It is a regularly scheduled meeting and an old link would have worked.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on March 9, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes. Meeting adjourned at 7:05pm.

RIVER BEND PARK BOARD MEETING MINUTES

March 9TH, 2022

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, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

President White stated that the Board was supposed to go into Executive Session, but due to the number of POA members at the meeting, it will be moved to the end. He also reminded the POA that since it was a Board meeting, POA was only allowed to listen unless a specific person was asked a question.

President White made the following statement: "I'm sure I know why most of you are here, there is nothing that I can do about that this evening. That is an ongoing investigation and when there is a resolution to that, then there are steps that we may be able to take. We have retained an attorney and he is walking us through the process and making sure we know our lefts and rights. Not a great answer, best answer I got."

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Mr. Ragan to approve the February 2022 board minutes as written unless there are any changes needed. Seconded by Mr. T Smith. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the February 2022 financial statements as reported. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

5. REPORT OF THE PARK MANAGER

- Water will be on next week, Hardy will turn it on Monday, will be in the park by Tuesday or Wednesday
- The bathhouse showed up last Thursday, so they have been working on the inside of that
- Mr. Cooper asked if the additional culvert pipe has been picked up yet, Mr. J Smith said not as of yet

6. REPORTS OF STANDING COMMITTEES

Activities – Ms. Okert talked about the Easter things she will be doing. She is doing the “Egg My Lot” again, those proceeds paid for almost all of the bounce houses last year. She has 5000 eggs that need stuffed.

Abandoned Property – Mr. Holder said he hasn’t talked to Mr. Dail yet about the truck, and asked was it still there. It was stated that it was still sitting there.

President White asked if the Financial Audit has been done, it was said it will be done on Saturday, March 12, 2022.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

President White asked Mr. Ragan if he was able to talk to the Craft’s about the water line rerouting from the tree on 085-06. Mr. Ragan said that he talked to them and they were still on track to get it taken care of. Mr. Ragan asked what the drop dead date was, it is Sunday, March 13, 2022.

President White asked about the locks for the pools and bath houses. Ms. Bondi said she sent out the quote to the board, but has not gotten any feedback. There was some miscommunication on this, some board members thought we were going with that, others didn’t know they should give feedback because they thought there was a motion already about it. No motion was made as to which system we were going with. Ms. Okert stated that is came in a lot higher than the first one. Mr. Ragan said it was higher, but still cheaper than other options. Nothing was determined at this point.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Ms. Bondi made a motion to add a \$1 mailing fee to any POA members invoice that is mailed by USPS. It is to cover the cost of stamps, paper, envelopes, ink, etc. Ms. Dodd said that a stamped envelope from the post office is \$0.78 right now. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

11. MISCELLANEOUS AND UNFINISHED BUSINESS

Mr. Ragan stated we need to talk about the license plates from what was discussed at the POA meeting. He stated that the size of the lettering was an issue and wanted to amend the policy to be in accordance with DOT standards. Mr. T Smith asked if we had already

agreed on a size and it was stated that yes, 4 ½" was stated. Mr. Ragan said that the size of it was not agreed upon. He said he thought that someone was going to make a motion at the POA meeting, but that Mr. President said we should wait and talk about it at the Board meeting. Mr. T Smith said that a license plate doesn't change its size, it will be a standard size. The lettering should be in accordance with that. The whole purpose of this is to be able to identify a 4-wheeler, SxS, etc. Mr. T Smith asked the POA that was present if they have a problem with 4 ½" vs 2" lettering. People don't want to put holes in their new \$30,000 equipment. It was stated that the bylaws say that everyone is supposed to have their lot/block on all vehicles, as well as in the rules & regulations. Ms. Okert said the vote in October by the POA was to make a standard for everyone to follow. Ms. Dodd stated that Mr. Ragan was trying to talk. Mr. Ragan said that it was stated that we decided on something, but that we never decided on anything, we never voted on anything and it was left to be decided. As far as the 4 ½" size, the issue is putting a big gawky thing on their expensive machines. He said that the sample plate Ms. Okert brought to the POA meeting was taken across the street and held up to a vehicle, and that you couldn't read it, so even at 4 ½", you still won't be able to see it. The purpose to have identification is not just to catch a speeder, it's for the instance if somebody gets hurt, it's to know who they belong to. He agrees with Mr. Hall that if the DOT of United States of America says 2" is the standard, that should be good. Its just people having a problem with how big and gawky it is. The minimum size is 2". Mr. Ragan amended his motion that all SxS, ATVs, 4-Wheelers, Golf Carts, etc must be labeled with lot and block numbers at 2" or above. Mr. Holder asked what if someone does less than 2", President White said same thing we always do, cut their water off, don't pump them. Mr. Holder asked that that be included in the amended motion. President White said that doesn't need to be included because we've always done that if it's a rule violation. Mr. Ragan said that he agrees with that, if it's a violation it's a violation and will be dealt with as normal. Seconded by Mr. Cooper. Board members that voted aye: Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

Mr. Ragan asked if we wanted to discuss the guest ATV's. We said we would have some type of temporary tag for them. President White said we will talk about that at the next meeting.

12. ANNOUNCEMENTS

Ms. Bondi made a motion to go into Executive Session at 7:02pm, seconded by Mr. T Smith. All board members verbally voted Aye.

Executive Session ended at 7:15pm.

President White made the following statement after Executive Session. "At the POA meeting, the POA members that were there voted to pay Kim for what she does in the office. She is a part-time secretary, part-time office person, full time Treasurer, all the time Board member and an all-around good person. She appreciates it, but she is not comfortable with it. She feels that money would be better spent on our employees. So that's what we will do. And we appreciate Kim for doing that. And I bet the employees are really going to appreciate it."

Mr. Ragan called for a point of order, he said we have to announce what we done in Executive Session. President White stated that we discussed Personnel Issues. Mr. Ragan said that he thinks we have to notify the POA exactly what we done. President White stated we discussed salaries. Mr. Ragan said fair enough.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Mr. Ragan made a motion to adjourn the meeting till the next scheduled meeting which is on April 13, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes. Meeting adjourned at 7:05pm.

RIVER BEND PARK BOARD SPECIAL MEETING MINUTES

March 10TH, 2022

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:10pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

President White: According to the Bylaws, there are 3 methods for a special POA meeting to be called. It can be called by the President; it can be called by the Board at any time or it can be called when 10% of members in good standing call for a special meeting.

Mr. Ragan: I would present a point of order.

President White: I am asking the Board to call a special meeting for the purposes of allowing the POA the opportunity to remove Jackie Ragan from the Board.

Mr. Ragan: I would call for a point of order at this time.

President White: Go ahead.

Mr. Ragan: The removal of a board member, as quoted by the Bylaws, "A Director may be removed from office for missing 3 consecutive Board and POA meetings by a majority vote of the Board of Directors or a majority vote of members present at a specially called meeting of the POA. The POA can remove a Board Member without cause by a majority vote at a special called meeting." In reference to that, you have to decipher, if you go to a Special Meeting, "Special meetings of the Members for any purpose may be called at any time by the Board of Directors or the President. A special meeting must be called if ten (10) percent of the members in good standing sign, date, and deliver to any officer one or more written demands for such a meeting. The demand must include the purpose or purposes for which the meeting is to be held." For it to be called a POA meeting to be called to remove of a board of directors, a petition must be signed by 10% members of good standing, stating such, of such must be posted 30 days at the Community Building, just as like this meeting.

President White: You're out of order and you're wrong.

Mr. Ragan: I am not out of order and I'm correct. All meetings got to have a 3 hour notice, which this meeting did not receive a 3 hour notice. You're trying to bypass what the Bylaws say to meet your own agenda.

President White: You're trying to interpret the Bylaws to meet your own agenda. We've talked to counsel; this is what counsel has advised us. So, at this point I will entertain a motion from the Board to have a Special POA meeting.

Mr. Ragan: JW what is the name of the counsel?

Ms. Okert: I'll make the motion.

President White: Watson & Watson out of Newport.

Mr. Holder: I'll second the motion.

Mr. Ragan: What was the name?

President White: Watson & Watson

Mr. Ragan: And what particular attorney?

President White: Todd

Mr. Ragan: What particular attorney?

President White: Todd

Mr. Ragan: Todd Watson?

President White: Yeah

Mr. Ragan: Ok. Just to make you aware, that this is out of order and I will seek any legal ramifications.

Mr. Holder: Jackie, er uh JW, you've got a first and a second.

President White: Who made the motion?

Ms. Okert: I did.

President White: Stacey made the motion, who made the second?

Mr. Holder: I did.

President White: All those in favor will say Aye, all those opposed No. Mr. Secretary call the roll.

Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith. Board members that Sustained: Jackie Ragan. President White stated that Ayes have it, motion passes.

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. RESOLUTIONS 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 the meeting. Seconded by Mr. T Smith. President White stated there is a motion and a second on the floor to adjourn, is there any discussion? Mr. Ragan said "there is some discussion, just so you know JW, I'll see you in court." President White asked that all those in favor say Aye, verbal Ayes. President White asked all those opposed no, no verbal No. Motion passed by majority verbal Ayes. Meeting adjourned at 6:17pm.

RIVER BEND PARK BOARD SPECIAL MEETING MINUTES

March 15TH, 2022

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:40pm.

Board members in attendance: J.W. White, Rick Cooper, Jackie Ragan, Kimberly Bondi, Mary Beth Dodd and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Ragan read a prepared speech about the campers on the hill from 2020. This prepared speech also included Executive Session texts between board members. He then tendered his resignation from the Board of Directors.

President White asked for a motion to accept Mr. Ragan's resignation. Mr. T Smith made a motion to accept Mr. Ragan's resignation. Seconded by Mr. Cooper.

Motion passed by verbal Ayes.

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. RESOLUTIONS 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 the meeting. Seconded by Mr. T Smith. Motion passed by majority verbal Ayes. Meeting adjourned at 6:50pm.

RIVER BEND PARK BOARD MEETING MINUTES

April 11TH, 2022

1. ROLL CALL

Meeting was called to order by President J.W. White at 6:37pm.

Board members in attendance: J.W. White, Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Ms. Bondi to approve the March 2022 board minutes as written unless there are any changes needed. Seconded by Mr. Cooper. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the March 2022 financial statements as reported. Seconded by Mr. T Smith. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

5. REPORT OF THE PARK MANAGER

- Bath house – all hands on deck. Wiring about done. Shower heads installed. Toilets are in. About another week.
- Continuing grading, no stone down till the weather straightens out
- Trussell next fall project because we can't close the entrance to block 6 for 1-2 weeks
- Leach lines is the next project to be worked on
- Block 9 playground tarp is put up
- Started cutting grass 2 Fridays ago. Leaving block 9 as is for the Easter Egg hunt

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

There was much discussion on the rerouting of the water line around the tree in block 6 at lot 085. It was determined that the tree will need to be cut down because the water line was not rerouted.

Ms. Okert made a motion to have the tree cut down at block 6 lot 085. Seconded by Mr. Holder. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

Ms. Dodd made a motion to charge block 6 lot 085 a 2022 Assessment. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

President White stated that since we don't have a Secretary currently, the board has the option to combine the Secretary and Treasurer positions. He said that Kim has been taking notes and typing the minutes and wanted the boards opinion on combining the positions. Mr. Holder made a motion to combine the Secretary and Treasurer positions and have Ms. Bondi hold that position till the end of the 2022 session. Seconded by Mr. Cooper. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

Ms. Bondi spoke about reclaiming two lots that are still in River Bend Park's name, that River Bend used to pay taxes on them even after they were sold, but quit paying taxes about 3 years ago when an audit was done and found that they were sold. The new owners never went to Sharp County to put the deeds in their names. The lots are 043-02 and 068-03. Ms. Okert made a motion to reclaim the lots for back taxes. Seconded by Ms. Bondi. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert and Thomas Smith

Ms. Dodd spoke about the noise after quiet time. She said that there is quiet time for a reason and that POA members should be respectful of these times. Ms. Dodd says that there are two sides to every story, but if we could all work together, it would be good.

Ms. Dodd spoke about getting the POA involved in more things. She said that she feels like we've gotten away from making things work. She said if you want change, be that change. Ms. Dodd said that if we need to create more resolutions, we should do that.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

Ms. Okert said that no one signed up for the “Egg My Lot”, so that won’t be happening on Sunday. She said that Ms. Lynn Richert is doing the Easter Egg Hunt on Saturday. The time was moved to 1pm because Hardy was having theirs at 11am. Ms. Okert would like to thank Ms. Richert for taking over the hunt.

13. EXCUSED BOARD MEMBERS

Ms. Bondi made a motion to excuse Jeremy Glass from the board meeting due to an unexpected emergency. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes.

14. ADJOURNMENT

Ms. Bondi made a motion to adjourn the meeting till the next scheduled meeting which is on May 11, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes. Meeting adjourned at 7:20pm.

RIVER BEND PARK BOARD MEETING MINUTES

May 11TH, 2022

1. ROLL CALL

Meeting was called to order by President JW White at 6:34pm.

Board members in attendance: JW White, Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor (voted in)

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Holder nominated Justin Taylor to be appointed to the open board position. President White asked if there were any other nominations. No other nominations were made. Mr. Holder made a motion to accept Justin Taylor by acclamation. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Ms. Bondi to approve the April 2022 board minutes as written unless there are any changes needed. Seconded by Mr. Holder. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith. Board members that abstained: Justin Taylor

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the April 2022 financial statements as reported. Seconded by Mr. Glass. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith. Board members that abstained: Justin Taylor

5. REPORT OF THE PARK MANAGER

- Bath house 4 in block 6 is semi open. There is cosmetic stuff left.
- Working on the pools. They have been drained. Need to be acid washed and painted.
- Tree leak is next
- Leach lines is the next project to be worked on
- Doesn't have 100% of the guys – Ones grandmother is not doing good, another has a pulled rib, some sore backs because of digging holes to fix a water main getting drilled through

6. REPORTS OF STANDING COMMITTEES

A motion was made by Ms. Bondi to approve the 2021 3rd & 4th Quarter Financial Report from the audit committee. Seconded by Mr. Glass. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas Smith. Board members that abstained: Justin Taylor

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Ms. Okert asked Ms. Bondi about the Holiday Gate codes. Ms. Bondi stated that POA members could start requesting them on Wednesday, May 18, 2022 to Wednesday, May 25, 2022. POA members have to request them through the website, no requests would be accepted via phone or email.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

The POA meeting will be on Saturday, May 21, 2022 at 10:30am in the Community Building at the park.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Ms. Bondi made a motion to adjourn the meeting till the next scheduled meeting which is on June 8, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Ms. Okert. Motion passed by majority verbal Ayes. Meeting adjourned at 6:46pm.

Finance Committee Audit Report July-December 2021

Meeting Date: February 25, 2022

Committee Members present: Brandy Alcorn, James Alcorn, and Sebrina Smith. Other committee members were not able to attend due to unavoidable circumstances. The audit was held in the office; Kim Bondi was present in the office during the audit due to her currently filling the role of the office personnel.

Records audited in the office: Bank statements, Expenses/bills, Deposits, Receipts, and Receipt books. Information reviewed out of office: Payroll, Meter reads, Electric invoices.

Expenses:

Paperwork was present for all expenses.

There is still a \$40 check from May 2020 for 4 hours worked as a gate keeper that has not been cashed. This check is still viable due to the check not stating "Void after 90 days". There are last paychecks in the office for 3 employees that they have not yet picked up. The total for these is \$624.66.

Deposits:

No discrepancies in the deposits were found. Deposits are being made in a timely manner & all receipts from the receipt books were accounted for.

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.

Receipts:

There was one missing receipt for \$7.00 to the post office in July. Paperwork was present for all other expenses.

Payroll:

Employee payroll for 7/2/21- 12/30/21 was checked using employee timecards, accountant's payroll reports, and time clock printouts.

There is still a \$40 check from May 2020 for 4 hours worked as a gate keeper that has not been cashed. This check is still viable due to the check not stating "Void after 90 days". There are last paychecks in the office for 3 employees that they have not yet picked up. The total for these is \$624.66.

For pay-period 7/2/21-7/1/21, one employee was not paid the overtime hours that were listed on their time card and 2 employees were overpaid. This was relayed to the accountant that quarter and it was corrected.

For pay-period 11/19/21-12/2/21, .28 hours was not paid for 1 employee. This was an accountant error.

Comparison of 3rd quarter 2020 to 3rd quarter 2021

	Regular Employee hours	Overtime Hours
3 rd quarter 2020	2,612.56	50.62
3 rd quarter 2021	2,045.10	38.69

Comparison of 4th quarter 2020 to 4th quarter 2021

	Regular Employee hours	Overtime Hours
4 th quarter 2020	952.02	5.88
4 th quarter 2021	1,410.88	0.00

RIVER BEND PARK BOARD MEETING MINUTES

June 8TH, 2022

1. ROLL CALL

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

Board members in attendance: JW White, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Ms. Bondi to approve the May 2022 board minutes as written unless there are any changes needed. Seconded by Mr. Taylor. Board members that voted aye: Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the May 2022 financial statements as reported. Seconded by Ms. Okert. Board members that voted aye: Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

5. REPORT OF THE PARK MANAGER

- Pumping continues
- Working on all bath houses, took ramp out and filled with gravel on bath house 3
- Repaired gate at pool in block 2
- Filling block 9 pool tomorrow

6. REPORTS OF STANDING COMMITTEES

A motion was made by Ms. Bondi to approve the 2022 1st Quarter Financial Report from the audit committee. Seconded by Mr. Holder. Board members that voted aye: Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Ms. Bondi asked about the guest stickers for POA members guest that bring SxS, etc. Mr. T Smith and Ms. Okert will be discussing this. Mr. T Smith asked Ms. Bondi to make a post on Facebook to remind POA members their rides need tags.

Ms. Okert asked if the leech lines would be a fall project. Mr. J Smith said it's on his list. He has to fix all the stuff that keeps getting broke, getting normal stuff done, etc.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Ms. Bondi reported that the office phone dies immediately. Samantha Maney, the new office assistant, has an iPhone 6s that the park can buy for \$100. Ms. Bondi asked if the board would be okay with doing this. There were no objections.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

Ms. Okert reported that for the 4th of July there is a parade at 11:00a, Drive South is the band at 7:00p, fireworks at dark.

13. EXCUSED BOARD MEMBERS

Ms. Bondi made a motion to excuse Rick Cooper for a family emergency. Seconded by Mr. Glass. All board members voted Aye.

14. ADJOURNMENT

Ms. Bondi made a motion to adjourn the meeting till the next scheduled meeting which is on July 13, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. Glass. Motion passed by majority verbal Ayes. Meeting adjourned at 6:58pm.

Finance Committee Audit Report January-March 2022

Meeting Date: June 5, 2022

Committee Members present: Brandy Alcorn, James Alcorn, and Ernest Hall. The audit was held in the office. Kim Bondi was present in the office during the audit because she was training the new office personnel.

Records audited in the office: Bank statements, Expenses/bills, Deposits, Receipts, Receipt books, and quick books reports.

Information reviewed out of office: Payroll. This is done every 2 weeks to catch any potential errors quickly.

Expenses:

There were no expenses that were not accounted for in the paperwork.

Deposits:

No discrepancies in the deposits were found. Deposits are being made in a timely manner & all receipts from the receipt books were accounted for.

Receipts:

All receipts were accounted for in the deposits.

Payroll:

Employee payroll for 12/30/21- 4/7/22 was checked using employee timecards, accountant's payroll reports, and time clock printouts.

There were no errors in payroll for this quarter.

Comparison of 1st quarter 2021 to 1st quarter 2022

	Regular Employee hours	Overtime Hours
1 st quarter 2021	1,332.81	30.89
1 st quarter 2022	1,343.94	1.62

RIVER BEND PARK BOARD MEETING MINUTES

July 13TH, 2022

1. ROLL CALL

Meeting was called to order by President JW White at 6:34pm.

Board members in attendance: JW White, Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Ms. Bondi to approve the June 2022 board minutes as written unless there are any changes needed. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the June 2022 financial statements as reported. Seconded by Mr. Glass. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

5. REPORT OF THE PARK MANAGER

- Both pump trucks are running. There are some things that need replaced on the old pump truck, just waiting on parts.
- The 10 leech lines in block 5 dump field have been fixed.

6. REPORTS OF STANDING COMMITTEES

Ms. Okert said she will be accepting designs for the T-Shirt contest. All designs should be turned in by July 23, 2022. They will be posted so the POA members can vote on the ones they like.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Ms. Bondi brought up the locks for the pools and bath houses. We still need to get another quote, or find a system that will work with the cards we have. Mr. Taylor made a motion to table the locks for the pools and bath houses till 01/2023 when the budget has been done. Seconded by Mr. Cooper. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Mr. Cooper brought up the fact that the Bylaws and the DOR need to be updated. There was much discussion on how to handle the committee, whether there should be 5 POA members and 1 board member or 10 POA members and 2 board members. Mr. Taylor stated that he was on the last Bylaws committee and knew some people that would probably be on the committee this time.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

Ms. Bondi reminded everyone that if they want to run for the board election in September 2022, their bios have to be in by 11:59pm on July 11, 2022.

Ms. Bondi reminded everyone of the POA meeting on July 23, 2022 at 10:30am in the Community Building at the park.

13. EXCUSED BOARD MEMBERS

None.

14. ADJOURNMENT

Ms. Bondi made a motion to adjourn the meeting till the next scheduled meeting which is on August 10, 2022 at 6:30pm at the Bono Fire Department and via Zoom. Seconded by Mr. Taylor. Motion passed by majority verbal Ayes. Meeting adjourned at 7:10pm.

RIVER BEND PARK BOARD MEETING MINUTES

August 10TH, 2022

1. ROLL CALL

Meeting was called to order by President JW White at 6:42pm.

Board members in attendance: JW White, Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Ms. Bondi to approve the July 2022 board minutes as written unless there are any changes needed. Seconded by Mr. Holder. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Ms. Bondi to approve the July 2022 financial statements as reported. Seconded by Mr. Holder. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor

5. REPORT OF THE PARK MANAGER

- Bath House 3 Repairs should be completed by Friday.

6. REPORTS OF STANDING COMMITTEES

Mr. Holder spoke about the abandoned properties and the letters he will be sending out

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

President White talked about how at the February 2022 POA meeting, a motion was made to pay Kim Bondi for her services as she was acting as the office person. Kim wouldn't take the money, she won't take the money, she turned it down. But she is again having to fill the role as the office person, and she filled that most of the year because we can't seem to keep anybody. President White made a motion to pay Kimberly Bondi's assessment for the year 2023 and the year 2024. Seconded by Mr. Holder. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Thomas Smith and Justin Taylor. Board members that abstained: Stacey Okert

Ms. Okert wanted to get the July 2022 POA meeting re-scheduled. President White suggested September 10, 2022. It was determined that the POA members wanted the meeting prior to the board elections in September. Mr. Taylor made a motion to have the POA meeting on August 20, 2022 at 12:30pm in the Community Building. Seconded by Ms. Okert. Board members that voted aye: Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Ryan Holder, Stacey Okert, Thomas Smith and Justin Taylor. The "Meet & Greet" will be held in the Community Building at 10:30am.

Mr. Holder talked about the abandoned properties and campers. He stated that he has a list started and will be sending out letters to these POA members.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

President White stated that it was Rick Cooper, TJ Smith and Jeremy Glass's last board meeting. He asked the leaving board members if they had anything to say. TJ Smith and Rick Cooper said it was nice working with everyone. The other board members made comments about the outgoing people. Everyone said it was great working with them.

President White made the following statement:

I called them quitters, that was meant as a joke, they're really not. They have really stepped up to the plate and done a lot and I want to wish them the best in the next chapter of their life.

There are some things that need to be said, that aren't said because the property owners don't see inside the fish bowl like we do. And they don't see the things that get done. So, I'm going to single some people out, and I'm probably going to leave some people out. I'm sorry and I apologize. But I did want to thank Jeremy, TJ and Rick for all the hard work and the dedication they've done for the board.

TJ wasn't here when this happened, but this board, a lot of people on this board, brought the park out of a financial hole. That's something that wasn't seen. It's never

appreciated. But with some hard work and some quick thinking, we made it work and we got back on a solid playing field that we weren't on.

There was a lot of work that went into the gates and still go into the gates. They're not perfect, they are never going to be perfect. But that's what the property owners wanted, Rick Cooper went to work, and he worked to make it happen. He handled that first leg and then Kim has been handling the next leg of it. She's doing the best that she can with the equipment that she has to work with there.

The playground equipment, that was Kim Bondi. She lucked into that somehow. She coordinated with Rick and several other board members at that time to get that stuff brought over from Memphis to the park. And then she coordinated to get some of us out there to put it up. That was a Kim Bondi project, and she got that done.

This board has done a massive flood cleanup. That's something that never had been done before. Rick was out there working his rear-end off, Stacey was cooking breakfast, Kim was finding the money. Everybody was doing something. Other than me, I wasn't doing anything just to be honest with you. I was trying to get a camper moved that had floated 100' from where it was.

The connection broke at this point and came back. President White asked Ms. Okert if she could hear us. She said yes, we went cattywampus for a bit but are back now. The cattywampusness happened at the playground part. President White said "well good, cause the next part was so very important".

Kim organized getting the playground equipment put together. Jeremy Glass was pretty instrumental in that and Rick. I was there, I was just a parts hander because Rick told me to get out of the way and let a real man do it. So that's what I did.

This board took part of a massive flood cleanup, something that we've never done before. Rick was out there cleaning stuff up. Kim was finding the money. Stacey was fixing breakfast. There was a lot of board members that were involved in that. I was involved in trying to get a camper moved 100' that had floated away. So, I didn't do my part but you guys stepped up for me.

There's a lot of things that we've done in these last 3 years. Rick, a lot of that is due to you in your helping me, and I do appreciate it. We got a new pumper truck, that was you. Now we have a pumper truck and a backup. (Rick said and a backup to the backup.)

We've got plans for the block 6 creek.

We've got bath houses ventilated, the ventilation thing that was originally started with Justin. He did the research and the homework on that. We tried it, it worked. We put it in all the bath houses. Now we have a new bath house in block 6.

We've got a new lawnmower. We're getting the hill cleaned up, thank you Ryan. The pump list updates, that's a Kim thing, she did a great job with that. We've got a

time clock that keeps on ticking and keeps us in line with payroll and stuff. That's a Justin Taylor thing, he did the homework on that.

There is a lot that has happened that everybody has been a part of. I'm glad that we were all here for that. These were a lot of things that I wanted to get done when I started here. And you guys have worked together, we've all worked together to get these things accomplished.

I look forward to seeing what this next board does, from the sidelines. Effective at the adjournment of this meeting, I am resigning as a board member of River Bend Park. I want to thank you property owners for the opportunity to serve. I want to thank you board members for allowing me to be the president. And to my children, Jared, Will and Kinsley, I love you all.

13. EXCUSED BOARD MEMBERS

Ms. Bondi made a motion to excuse Jeremy Glass for his absence. Seconded by Ms. Dodd. Motion passed by majority verbal Ayes.

14. ADJOURNMENT

Ms. Bondi made a motion to adjourn the meeting till the next scheduled meeting which is on September 14, 2022 at 6:30pm at a place to be determined and via Zoom. Seconded by Mr. Cooper. Motion passed by majority verbal Ayes. Meeting adjourned at 7:15pm.

Finance Committee Audit Report
April-June 2022
July 2022

Meeting Date: August 28, 2022

Committee Members present: Brandy Alcorn, James Alcorn, and Sebrina Smith. The audit was held in the office. Kimberly Bondi was present in the office during the audit covering office hours & to answer questions. The committee went ahead and covered July 2022 in this audit since we had office personnel turnover during that time.

Records audited in the office: Bank statements, Expenses/bills, Deposits, Receipts, Receipt books, and quick books reports.

Information reviewed out of office: Payroll. This is done every 2 weeks to catch any potential errors quickly.

Expenses:

There were no expenses that were not accounted for in the paperwork. The park is waiting on a refund of \$118.22 from the State of Arkansas for back taxes paid for redemption of lot 068-03 that was going to be auctioned for back taxes (the park was recorded as the prior owner of the lot). After the park paid the back taxes, a property owner came forward with a deed to that lot.

Deposits:

Deposits are being made in a timely manner & all receipts from the receipt books were accounted for.

There was \$80.00 cash that was not accounted for in either the deposits or the receipt books. Stacey Okert said she took the \$50.00 donation from Larry & Dana Russell for activities and \$30.00 from shirt sales to the office and gave it to the office manager, Samantha Maney. When asked about the missing cash, Samantha stated no cash was turned in. The cash was not on any of the deposits, there were no receipts for the donation or shirt sales, and there was no mention of the donation in the POA member's file. The missing \$80.00 could have gone completely unnoticed due to the complete lack of paperwork for donations or T-shirt sales.

The audit committee was not able to find consistent documentation for any of the donations towards activities, fireworks, or shirt sales.

The Finance and Audit committee proposes the following recommendations:

1. A bank account be opened for activities and donations.
2. Only the office manager and the board member responsible for the Activities Committee take cash or check donations.
3. All donations MUST be turned in to the office for proper tracking in the finances.
4. The office manager and the board member responsible for the Activities Committee should have a receipt book. A receipt must be completed for every donation.
5. A Cash App account be set up to take donations. Link this to the donations bank account.
6. Receipts for fund raising expenses (shirts, pancake breakfast, etc.) and receipts for proceeds from fundraisers and food vendors must be available for auditing.

Receipts:

There was no receipt for the \$80.00 cash for the Activity committee. There were a few receipts in the book with special donation noted on them, but nothing consistent or enough to count for known donations.

Payroll:

Employee payroll for 4/8/22- 7/28/22 was checked using employee timecards, accountant's payroll reports, and time clock printouts.

There were no errors in payroll for this quarter.

Comparison of January-June 2021 to January-June 2022

	Regular Employee hours	Overtime Hours
2021	4,077.86	136.09
2022	3,702.57	35.9

RIVER BEND PARK BOARD OF DIRECTORS EMAIL VOTE

August 12TH, 2022

The following is a transcription of an email sent by Justin Taylor

Friday, August 12, 2022 at 3:11 pm, to the following Board Members:

Rick Cooper, Kimberly Bondi, Mary Beth Dodd, Jeremy Glass, Ryan Holder, Stacey Okert and Thomas “TJ” Smith

I would like to nominate John Dahm for the open board seat vacated by JW White for the remainder of the term ending September 2, 2023 at which time John would have to run to be elected

Justin Taylor

Seconded by Ms. Dodd via email on Friday, August 12, 2022 at 3:19 pm.

The following members voted:

Rick Cooper voted	Can't vote – Interim President
Kimberly Bondi voted	Yes
Mary Beth Dodd voted	Yes
Jeremy Glass voted	Yes
Ryan Holder voted	Yes
Stacey Okert voted	Yes
Thomas “TJ” Smith voted	Yes
Justin Taylor voted	Yes

7 Yes votes – Motion passed

RIVER BEND PARK ANNUAL ELECTION MEETING MINUTES

SEPTEMBER 3RD, 2022

1. ROLL CALL

Meeting was called to order by Treasurer Kimberly Bondi at 9:07am.

Board members in attendance in the Morning: Kimberly Bondi, John Dahm, Stacey Okert, Justin Taylor and Jericho Smith as Ex-Officio

Board members in attendance in the Afternoon: Rick Cooper, Kimberly Bondi, John Dahm, Julie Moss, Stacey Okert, Lynn Richert, Michael Roland and Justin Taylor

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

After calling the meeting to order, Ms. Bondi turned it over to the Election Committee Chairperson Angie Ostermeier. Voting started at 9:10am and continued until 1pm. The board recessed until the results were confirmed.

Mr. Cooper reconvened the board at 1:36pm. The election results were 32 Yes votes and 19 No votes for Justin Taylor. Mr. Cooper congratulated Justin Taylor on his win.

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. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

None

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

Mary Beth Dodd and Ryan Holder

14. ADJOURNMENT

Mr. Taylor made a motion to adjourn the meeting. Seconded by Ms. Okert. Motion passed by majority verbal Ayes. Meeting adjourned at 1:39pm.

RIVER BEND PARK SPECIAL BOARD MEETING MINUTES

SEPTEMBER 4TH, 2022

1. ROLL CALL

Meeting was called to order by Treasurer Kimberly Bondi at 9:00am.

Board members in attendance: Kimberly Bondi, John Dahm, Mary Beth Dodd (by phone), Ryan Holder (by phone), Julie Moss, Stacey Okert, Lynn Richert, Michael Roland and Justin Taylor

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

Mr. Holder, Ms. Okert and Mr. Taylor were nominated for board President. Mr. Holder received 2 votes, Ms. Okert received 6 votes and Mr. Taylor received 1 vote. Ms. Okert is board President.

Ms. Moss and Mr. Taylor were nominated for board Vice President. Ms. Moss received 3 votes and Mr. Taylor received 6 votes. Mr. Taylor is board Vice President.

Ms. Moss was nominated for board Secretary. All board members voted Aye. Ms. Moss is board Secretary.

Ms. Bondi was nominated for board Treasurer. All board members voted Aye. Ms. Bondi is board Treasurer.

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. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

None

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

President Okert stated the Board meeting will be on Wednesday, September 14, 2022 at 6:00pm at the Bono Fire Department and via zoom. This will be the last Wednesday board meeting, they will be held in the park going forward.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Ms. Moss made a motion to adjourn the meeting. Seconded by Ms. Bondi. Motion passed by majority verbal Ayes. Meeting adjourned at 9:10am.

RIVER BEND PARK BOARD MEETING MINUTES

September 14th, 2022

1. ROLL CALL

Meeting was called to order by President Stacey Okert at 6:08pm.

Board members in attendance: Stacey Okert, Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Mary Beth Dodd, Lynn Richert, Ryan Holder, and Michael Roland.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

A motion was made by Julie Moss to approve the August 2022 board minutes as written unless there are any changes needed. Seconded by Lynn Richert.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Mary Beth Dodd, Ryan Holder, Lynn Richert, and Michael Roland. Motion passed.

4. APPROVAL OF FINANCIAL REPORT

A motion was made by Kimberly Bondi to approve the August 2022 financial statements as reported. Seconded by Justin Taylor.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Ryan Holder, Mary Beth Dodd, Lynn Richert, and Michael Roland. Motion passed.

5. REPORT OF THE PARK MANAGER

Park manager Jerry Smith was unavailable, so President Stacey Okert stated that the employees has completed their weekly projects and were working on the pump station in block 6.

6. REPORTS OF STANDING COMMITTEES

The audit committee recommended that a separate bank account be set up for activities. Kimberly Bondi set up the account. There will be a separate receipt book to record all money donations to activities. All money donations along with a receipt will be turned into the office to be deposited in the activity account.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Aging report:

Julie Moss made a motion to write off past due electricity for non property owners that sold their property owing electricity. This would be for the years 2017-2021. Seconded by John Dahm.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Ryan Holder, Mary Beth Dodd, Lynn Richert, and Michael Roland. Motion passed.

Meetings:

The P.O.A. meeting and the Board meeting will be in the community building in the park October 15th. The P.O.A. meeting will start at 10:30 a.m. followed by the Board meeting at 12:45 p.m.

The board is checking on getting the Bono community building for the following meetings:

November 19th, 2022

December 17th, 2022

January 21st, 2023

February 18th, 2023

Times will follow closer to dates and weather permitting.

Meter Boxes:

John Dahm stated that the old meter boxes in the scrap pile need to be hauled off to the scrap yard. John stated he will take the meters off the poles and stack them with the other scrap metal and stack the good poles up and burn the bad ones.

A motion was made by John Dahm to sell the scrap metal and all money from the sale would go to the activity account. Seconded by Michael Roland.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Ryan Holder, Mary Beth Dodd, Lynn Richert, and Michael Roland. Motion passed.

Registration forms:

Kimberly Bondi submitted a sample of a new registration form with an addition added at the bottom of the page about the rules.

Kimberly Bondi made a motion to use the new form. Seconded by Michael Roland.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Ryan Holder, Mary Beth Dodd, Lynn Richert, and Michael Roland. Motion passed.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

Julie Moss made a motion to go into Executive session at 7:58 p.m. Seconded by Justin Taylor. All board members voted Aye.

The board came out of Executive session at 8:20 p.m.

12. ANNOUNCEMENTS

The P.O.A. meeting will be Saturday September 17th, 2022 in the community building in the park starting at 10:30 a.m.

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Julie Moss made a motion to adjourn the meeting until the next scheduled meeting October 15th, 2022 at the community building in the park starting at 12:45 p.m. Seconded by John Dahm. Motion passed by majority verbal Ayes. Meeting adjourned at 8:43pm.

RIVER BEND PARK BOARD MEETING MINUTES

October 14, 2022

1. ROLL CALL

Meeting was called to order by President Stacey Okert at 6:04pm.

Board members in attendance: Stacey Okert, Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Michael Roland.

Board member absent: Ryan Holder

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Julie Moss made a motion to approve the September 2022 board minutes as written unless there are any changes needed. Seconded by Lynn Richert

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Michael Roland. Motion passed.

4. APPROVAL OF FINANCIAL REPORT

Kimberly Bondi made a motion to accept the September 2022 financial statements as reported. Seconded by Justin Taylor.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Michael Roland. Motion Passed.

5. REPORT OF THE PARK MANAGER

Park Manager Jericho wasn't available so Stacey Okert gave the park manager report.

The employees have been working on the remodel of bathhouse #2. It is going to take longer to finish because of all the damage they found. There was discussion on what needed to be done to finish. They should be finished by next weekend. Stacey Okert stated the bathhouse looks good. If anybody wants to look at it I have a key.

Justin Taylor asked if it was over on budget.

Stacey Okert stated not yet. He has spent around \$5400.

Stacey Okert stated Jericho is going to install a urinal at bathhouse #4 in block 6 and spread the pea gravel.

Stacey Okert discussed what work needs to be done on bathhouse #5 in block 9.

6. REPORTS OF STANDING COMMITTEES

Julie Moss reported that Brandy Alcorn has gotten all the committee members' names and is setting up a day for the next audit.

Stacey Okert reported on the Halloween activities. There will be games, chili cook off, costume contest, escape room, trunk or treat. and a hayride.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

Work on the culverts at block 6 has been tabled until January.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Justin Taylor made a motion not to excuse any board member for missing a P.O.A, executive, or Board meeting except for an emergency. John Dahm seconded.

The following Board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Michael Roland. Motioned past.

Stacey Okert stated that the board had a vacant seat after Mary Beth Dodd resigned. The board took bios from property owners that were interested in the board position. There were only 2 bios submitted. Jason Thompson and Adam Farmer. Jason Thompson was in person at the meeting and Adam Farmer was spoken to on the phone. After several questions and answers the board took a vote.

Jason Thompson received 3 votes and Adam Farmer received 3 votes. President Sacey Okert broke the tie with a vote for Jason Thompson. Jason Thompson is our new board member.

Kimberly Bondi made a motion for all text and email messages to be considered as executive material and should never be distributed to non board members. There wasn't a second or vote on the motion.

Stacey Okert stated that the P.O.A. wanted their meeting time to be changed to 12:30 pm. Starting in November the board will meet at 10:30 am, then the P.O.A. will begin at 12:30 pm. Meetings will be on the 3rd Saturday of the month.

Kimberly Bondi discussed where we are at with our ADEQ permit. Jericho is trying to get scheduled to have the tanks cleaned out. Also trying to contact Miller/Newell.

Kimberly Bondi discussed issuing permits for property owners to park on the hill. There will be assigned spaces this year and a permit issued.

Kimberly Bondi talked about the security lights in the park. The pole across from the guard shack in block 9 has 2 lights on it. She has requested that one of the lights be moved to the playground area in block 9. She is also checking on the other 32 lights to make sure they are working or if we need them.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Julie Moss made a motion to adjourn the meeting until the next scheduled meeting October 15th at the community building in the park at 10:30 am. Seconded by Lynn Richert. Motion passed by majority verbal Ayes. Meeting adjourned at 7:11 pm.

RIVER BEND PARK BOARD MEETING MINUTES

November 19th, 2022

1. ROLL CALL

Meeting was called to order by acting President Justin Taylor at 10:33 am.

Board members in attendance: Justin Taylor, Julie Moss, John Dahm, Lynn Richert, Michael Roland, and Jason Thompson.

Board members absent: Kimberly Bondi, Stacey Okert, and Adam Farmer.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Julie Moss made a motion to approve the October 2022 board minutes as written unless there are any changes needed. Seconded by Lynn Richert.

The following board members voted Aye: Julie Moss, John Dahm, Lynn Richert, Michael Roland, and Jason Thompson. Motion passed.

4. APPROVAL OF FINANCIAL REPORT

Lynn Richert made a motion to accept the October 2022 financial statements as reported. Seconded by Julie Moss.

The following board members voted Aye: Julie Moss, John Dahm, Lynn Richert, Michael Roland, and Jason Thompson. Motion passed.

Discussion:

Lynn Richert asked about \$817.20 that was listed as labor on the budget vs actual, but doesn't show for what and why it shows garbage for holidays and regular garbage.

Julie Moss asked about the \$79.60 at Caseys for crew lunch.

Justin Taylor said we would have to get the answers from Kim, but she isn't here. We will check on it.

Jericho walked in and said the Caseys was for the crew working on the bathhouse.

5. REPORT OF THE PARK MANAGER

Park Manager Jericho Smith stated that the bathhouse in block 2 was finished, except for a few touch ups. He said he would be turning the water back on Monday until December 5th when the park closes weather permitting. He stated they would be starting on the culverts in block 6 when the park closes. He also wanted the board to make sure property owners are marking their campers with their lot & block #, so they can see it when pumping. He also wants to be included about the agenda.

6. REPORTS OF STANDING COMMITTEES

Activity: Lynn Richert said she had called a meeting for today but no one showed up.

Bylaw: Justin Taylor said that he was getting in touch with everybody on the committee and was starting on the bylaws in January.

Audit: Julie Moss said that the audit committee had finished the quarterly audit.

Bathhouse: John Dahm said the bathhouse looks good.

Abandon lot: Michael Roland said he was told not to start until after march. He will get with everybody and start on it.

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

None

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Park Manager Jericho Smith and several employees had asked to speak with the board about the layoffs.

Jericho Smith said that he and the other employees received a letter telling them they were laid off. They were wanting to clear things up.

Several board members told him they knew nothing about it until reading about it on F.B.

Justin Taylor stated it was a miscommunication from Stacey. It should have said they could sign up for unemployment as reduced hours. Then when they aren't working full time they can draw partial unemployment. Kim and I met with the employees today and everything has been worked out.

Lynn Richert asked Justin what was ironed out since the rest of the board wasn't included.

Justin Taylor stated they listened to the employees and got it handled. It was mostly wrong communication.

Lynn Richert stated only 2 of the board members resolved it, the whole board was not included.

Jericho Smith stated that he was told that you, you, and you wanted to get rid of him. He pointed at Lynn Richert, Julie Moss, and Michael Roland. Their response was that it was a lie and would like to know who told him that. He said it was a rumor. When asked who told the rumor he wouldn't say.

Michael Roland stated the 3 of us never said that but, we were told the first thing when we voted her in as president was she was going to get rid of Jericho and Brandon. She said all Brandon does is ride around with Jericho.

Julie Moss told Jericho that she is a very outspoken person and if she wanted to get rid of him she would come to him and talk about it.

Lynn Richert stated that all we want is to be included in things concerning the employees, not just 2 or 3 board members.

Julie Moss asked the employees if they felt everything had been handled and they feel good going forward.

The employees said it was all good.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Julie Moss made a motion to adjourn the meeting until the next scheduled meeting December 17th, 2022. Board will start at 10:30 am followed by the POA meeting starting at 12:30pm. Meeting will be on Zoom for December only. Seconded by Lynn Richert. Motion passed by majority verbal Ayes. Meeting adjourned at 11:31am.

RIVER BEND PARK BOARD MEETING MINUTES

December 17th, 2022

1. ROLL CALL

Meeting was called to order by President Stacey Okert at 10:30 a.m.

Board members in attendance: Stacey Okert, Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Adam Farmer.

Board members absent: Jason Thompson and Michael Roland.

Michael Roland texted and called Julie Moss and Lynn Richert that he could not get into the meeting on zoom.

2. ANNOUNCEMENT OF ANY SPECIAL ORDER OF THE DAY

None

3. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Julie Moss made a motion to approve the November 2022 board minutes as written unless there are any changes needed. Seconded by Justin Taylor.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Adam Farmer. Motion passed.

4. APPROVAL OF FINANCIAL REPORT

Kimberly Bondi made a motion to accept the November 2022 financial statements as reported. Seconded by Justin Taylor.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Adam Farmer. Motion passed.

5. REPORT OF THE PARK MANAGER

Park Manager Jericho Smith was not present so Kimberly Bondi gave the park manager report.

Kimberly Bondi stated that the employees have been working on the pumper trucks. They will be starting the culverts going into block 6 in January. They are working less hours for the winter.

6. REPORTS OF STANDING COMMITTEES

None

7. REPORTS OF SPECIAL COMMITTEES

None

8. OLD BUSINESS

The Audit/Finance committee did an audit on October 30th, 2022. Brandy Alcorn typed the audit report and sent it to Kimberly Bondi.

Julie Moss talked about it in the November meeting, but the board didn't take a vote to accept the report.

Justin Taylor made a motion to approve the audit report as presented. Seconded by Julie Moss.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Adam Farmer. Motion passed.

Kimberly Bondi stated that the park had received confirmation from ADEQ that they are working on the parks permit.

9. RESOLUTIONS PREVIOUSLY TABLED

None

10. NEW BUSINESS

Kimberly Bondi presented the budget for the board to discuss any changes that needed to be made.

Several board members suggested changes to the budget. After much discussion the board all agreed to the changes that had been suggested.

Justin Taylor made a motion to accept the changes to the budget. Seconded by Lynn Richert.

The following board members voted Aye: Justin Taylor, Julie Moss, Kimberly Bondi, John Dahm, Lynn Richert, and Adam Farmer. Motion passed.

The budget will be presented to the POA at the January 21st, 2023 meeting.

President Stacey Okert updated the board on what our attorney is working on.

Mr. Watson sent the board an email updating about the lawsuit Terri Hobb and the Kuhn's had filed against the park and others.

Mr. Watson has filed a motion to dismiss Riverbend Property Owners Association, Inc. dba Riverbend Park from the lawsuit. He will keep the board updated on this case.

11. MISCELLANEOUS AND UNFINISHED BUSINESS

None

12. ANNOUNCEMENTS

None

13. EXCUSED BOARD MEMBERS

None

14. ADJOURNMENT

Julie Moss made a motion to adjourn the meeting until the next scheduled POA meeting on December 17th, 2022 which is being held on zoom starting at 12:30 pm. Seconded by Lynn Richert. Motion passed by majority verbal Ayes. Meeting adjourned at 11:03 am.