

BOARD MEETING MINUTES

JUNE 19, 2025

Meeting called to order at 7:09 PM

ROLL CALL

Present: Beth Sator, Yancy DeLoach, Michele Sharp, Carol Kirby, Charles Mobley, Christine Wall, Dylan Johnston, Danny Washburn. Absent: Rondal Culp.

APPROVAL OF MINITUES FROM PREVIOUS MEETING

Motion made by Carol Kirby to accept minutes from previous meeting. 2nd by Dylan Johnston.

Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Charles Mobley, Christine Wall, Dylan Johnston, Danny Washburn. Nays: Zero

APPROVAL OF FINANCIAL REPORT

Carol reports that there are 2 payments to Marmic fire and safety. 5/12 payment is for the service call and inspection. 5/22/25 payment is for 6-year inspection sticker and refilled and inspected all fire extinguishers.

Dylan asked what tractor pay off was and what interest percentage is Carol state about \$35,126k payoff and interest is 2.99%.

Yancy DeLoach made a motion to accept financial report as written. 2nd by Danny Washburn.

Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Charles Mobley, Christine Wall, Dylan Johnston, Danny Washburn. Nays: Zero

REPORT OF THE PARK MANAGER

Michele states Jake has a list to talk to POA to talk about. Michele states Jake talked to her about the backlash that he is getting via text, calls and personal stops in the park. Michele states that she wants to remind the board that Monday and Tuesdays are spent pumping and that runs sometimes into Wednesdays so Jake is on his own during that time. He has been having the boys stay on Tuesday if there are only 10 or 15 left so that he can have the boys the rest of the week. Mondays it takes 4 hours to clean pools and he is spending about 2 hours most days on the pools and this cuts into his time for other things. He is going to talk to the about roads and cleanup specifically., He does have a different plan he wants to try so the POA can see more improvement. Once the dumpsters in block 5 are full and emptied he is going to have them placed in block 6 and block 1 so he can get those common grounds cleaned up and will work on block 5 when he has the smaller areas cleaned up. He and Jon James and several other POA members this week that cleaned up at the honey hole. This was during the week and our crew helped with that. Then the next day James Carrier came in and continued working. Excavator will be picked up. Charges stopped on June 9th but he is still using it till they come pick it up.

Are there any questions for Jake. Yancy states that he needs to put as many hours as he can on the mini ex. Michele states he did do some blade work on the roads as well using the excavator. Jake gets the holes fixed and the kids/adults tear them up on the weekends. Rob fixed one by his lot and kids/adults were lined up to tear it right back up. Until we can get the respect in the park

the roads will continue to be tore up. Beth states it is nothing but disrespect and it's the POA money that will have to continue to fix things.

Beth brought up the incident at block 2 pool with the young child and Michele/Beth's attempt to visit with the property owner over the issue and that there may be a fine attached if the pool requires extra chemicals/cleaning. This was not received well. Beth explained that it should be common sense that untrained children should wear a swim diaper in the pool. Their comment was that it is not posted that a non-potty-trained child needs to wear a swim diaper. Yancy said if pool needs drained that that cost needs to be assigned to the POA member. Discussion about the amount of disrespect in the park is terrible. If pool needs extra treatment, then that also needs to be charged. Michele states a teen present was able to clean the feces out of the pool. The parent of that child got his kids out and left with the fecal matter in the pool. Unless something changes the pool will be closed over the weekend. Jake has already treated the pool once.

OLD BUSINESS

LAWSUIT UPDATE

Angel at insurance, counsel has requested more information from the individuals so it is still in litigation.

GUARD SHACK

Michele states good and bad news. Good news. We have a guard shack at the gate; it doesn't leak and was free. Bad news, it stinks, it may need a new floor, it is very dirty. Chad Phelps had equipment in the park and moved the building for free. And while the building is ugly it will work for the time building. Jake can now get electric to the building; we can begin rebuilding the gates as we have someplace to house the equipment. We can get cameras up and that's what matters. The cameras that were purchased were sent back, when we tried to get service connected the bank denied letting the charge go through as they felt the company was not safe, the cameras were sent back to amazon and we will receive a credit. We will need to revisit cameras for that area. Charles asks where are we going to look for cameras, check Amazon and everyone start looking to see what we can find. Yancy states he is looking at a 360 camera at about \$15 per month and he will look at some things and will get back with us.

PUMPING FLAG SYSTEM

Michele states that the system is almost ready. PVC pipe has been ordered, flags are in the office, labels have been ordered. Program is download and we have a spread sheet on the computer. We are looking for a used phone that the crew can used to scan. Beth may have some, others will check as soon as labels arrive, we can print them and get a package together and the crew will start getting them put out. Hoping to have this up and running in the next couple weeks. Once it is ready we will need to subscribe to the service. Danny asks what the fine for tampering with flags is \$250 for the 1st offense, and goes up from there.

GATE EQUIPMENT

Dylan... Cell gate is very expensive. For the touch screen alone, it is \$2200. Also, he spoke with another company called Butterfly and they have several options compatible with any gate opener. The entire set up will be abut \$2k. and the yearly fee will be about

\$2200. He is waiting on the list of answers to some questions he has including the cell tower, ATT vs Verizon or Wi-Fi. Dylan will talk about this on Saturday as well.

NEW BUSINESS

SECURITY IN PARK ON WEEKENDS

Discussion on the need for security in the park especially for the holiday coming up. As well as weekend security was discussed. We need to try and do our best to find someone. Michele has contacted the sheriff department and asked for a list or names of off duty officers that would be interested in working at the park. Michele also asked the sheriff to share her number to have them call if interested, however, none have called yet. Dylan is also checking with other counties to see if any of their officers would be interested as well. We can hire a private person but that will require some time and interviews.

Chris Wall made a motion to have 2 security officers on the holidays and 1 during regular weekends. 2nd by Yancy DeLoach. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Charles Mobley, Christine Wall, Dylan Johnston, Danny Washburn. Nays: Zero

Yancy made a motion to discuss hours to be determined in email as we don't want to announce hours of operation of security to POA for safety. 2nd by Chris Wall. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Charles Mobley, Christine Wall, Dylan Johnston, Danny Washburn. Nays: Zero

We do have a budget and it is very needed in the park. We all need to work on this and see what we can come up with. There is a lot of vandalism, and a lot of folks that believe rules don't apply to them. However, much of the park would welcome security.

MINI EXCAVATOR

Jacob has requested to take to the POA about purchasing a mini excavator for the park. He is aware of the backhoe attachment but it can't get everywhere and they are doing a lot of hand digging. Jake asked for 50HP. Chris has spoke with one of her contacts and we have a estimate for a new Kubota. Michele read that estimate. Dylan also had an estimate and Michele read that. It was agreed to add this to the POA agenda for a discussion.

MEETING ADJOURNED

Yancy made a motion to adjourn. 2nd by Danny Washburn. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Charles Mobley, Christine Wall, Dylan Johnston, Danny Washburn. Nays: Zero

8:32 PM

POA MEMBERS THAT JOINED ZOOM

017-09- Julie Moss,
059-01- Greg Jones
124-02 – Tiffany Lassiter
018-04-Lynn Richert
065-05- Michael Roland

024-08-Ruth Staires
100-01-Gabby Johnston