

BOARD MEETING MINUTES

AUGUST 17, 2024

ROLL CALL

Meeting called to order by VP Yancy DeLoach at 8:32am

Present are Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Phone Adam Farmer. Absent John Dahm

APPROVAL OF MINITUES FROM PREVIOUS MEETING

Motion to approve previous board minutes as written by Lynn Richert. Second by Amanda Gramling. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

APPROVAL OF FINANCIAL REPORT

Lynn reported that the general liability insurance will be paid quarterly. We do have new insurance and it was about \$7000 cheaper than the previous insurance quote. All insurance is now up to date.

Motion to approve the financial report made by Michele Sharp. Second by Danny Washburn. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

REPORT OF THE PARK MANAGER

HIGHLAND WATER

Jake has spoken with Highland Water and they are willing to look at bringing water to the park. The park will need to provide the tank and individual meters for lots will not be available. It will basically be what we have now except through Highland. The benefit may be that we could move the tank off Bluff Road and into the park and eliminate the water lines that lead down from Hardy water meter and the residences and businesses on Bluff Road. The board would like Jake to talk more with Highland water to see what it may cost the park vs. what Highland water is willing to do work wise. Highland will have to bring the water across the river and they are willing to do that. So we may need to see into the cost of moving the tank we currently have to a location in the park and probably raising it up. Jake will look into it more now that the board has given approval to look into it further with the water engineer.

FIRE HYDRANT LOCK

Jake had brought last month to the board about purchasing a lock for the hydrant at Biggers Bluff Restaurant as they may be using that water and not paying the park for it. Discussion last month about purchasing the locks but they were not purchased yet. Motion made by Christine Wall to purchase 1 or 2 locks depending on what was actually needed. Second by Danny Washburn. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

POOLS

The rope in block 2 pool is broken again. Jake will be fixing it this week. He will be placing a concrete anchor that should prevent anyone from pulling out the rope again. He also will need some algaecide ordered as the pool is green. Lynn will get the chemicals ordered. Jake is planning to have the pool opened by Wednesday if there are no problems.

ROADS

Jake has been grading the roads as much as possible after any rains to help decrease the potholes. He will continue to work on roads but they will need built up when we are able to purchase gravel.

Adam raised the point of the culvert being completed. Jake said it is going to take a couple days to get it done and Jayden and Aiden are pumping 4 days a week right now and he will need their help, but pumping comes first. Once pumping slows again as the park busy season comes to an end, he will make the culvert a top priority.

Angie Ostermeier says she needs the road graded because the gully is too deep for her car. Yancy says we are working on that road, but it is going to take time and we need to see about the people that just purchased those lots. Michele suggests that for now she go around and avoid that road as there are 3 other roads that she can use to leave her lot. Jake will continue working on that part of the road.

REPORTS OF SPECIAL COMMITTEES

ABANDON LOT COMMITTEE

The committee as well as Michele are continuing to work on getting lots identified and letters sent out. Many of the abandoned lots have been sold and are being cleaned up by their new owners. Also, the current owners are starting to come in and clean up their lots. Some owners have received a 2nd letter and this comes with a \$100 fine per lot. Fines are input into quick books by Kim and emailed out to the property owners. In cases where we do not have an email, they are mailed. We do have some letters that have been returned due to no address and Michele will work on trying to find updated addresses.

PAST DUES PAID

To date about \$8200 has been collected in fines and past due assessments, the board will continue to work on sending out letters to those that owe past dues to the park. We have had a couple of people contact the office and they are listed in new business for today.

OLD BUSINESS

ANDERSON/MCKINNEY WEDDING

Molly and Rich come before the board today to work on finalizing plans for their wedding. Last meeting there were some questions regarding trash, bath house use, traffic, and parking as well as tents and campers. Michele and Lynn did sit down with them following the last meeting and spoke in-depth with the couple about these concerns that the POA had. This was all reported back to the board and was decided to let them have their wedding. The couple will be making a donation to the park to help cover trash. They will be consolidating vehicles coming into the park and will be using a trailer/hay wagon to transport to the honey hole and to the community building to decrease the traffic on the roads. Also, they will have someone make sure that the bath house stays neat and tidy and they will be providing toilet paper for that bath house for the weekend because of the added people. They will have persons at the gate with the visitor passes they requested to make sure that as people come in, they have the correct identification and their gate keepers are aware to only let in their wedding guests. They will have a guest list at the gates. Nearby neighbors of the couple have been made aware of the wedding and they said there were no issues with any of the neighbors. They will use common ground in block 6 for parking. Rich would like to trim the over grown trees in block 6 common ground as they are quite low to the ground. He will do the labor and asks about what to do with the branches. Lynn will let Jacob know about this and have the park crew clean up the piles of branches and remove them. They would also like to make a post on our Facebook group and let us know what that post would entail. They were told to make the post and we would approve it. They have invited the park to join them and did reiterate that 90% of their guests would be leaving after the dinner they are having post wedding. They will have a few guests with campers and they will also have a few tents that will be set up on the common ground. Dumping fees were discussed. They will not need water for the campers as the couple has let them know that they will need to come with their water tanks full. The board discussed a dumping fee and Danny Washburn made a motion to charge \$20 per camper. They will have to dump at the dump station in block 5 on their own and will not be pumped. Second by Charles Mobley. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero. The couple agree to this. The couple has also accepted full liability for their guests and if there is any problem to let them know.

NEW BUSINESS

ELECTION COMMITTEE MINUTES

Michele shared the minutes that the election committee wrote up with the board. Michele asked if the POA present wanted the minutes read out loud, they all said no. Danny Washburn made a motion to accept the election minutes as they are written and they will be added to this board meeting. Second by Charles. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

IRA AND JESSICA GANN LOT 086-08

Michele gave everyone a copy of the email received from this couple. Lynn says the email basically says they received a letter about their lot being abandoned and no dues

have been paid. They claim to not have had any access to the park since the gates were changed from padlock to electric and it's the parks' fault that they can't access their lot because they can't get in the gate to come get a key card in the last 3 years. They would like to sell their lot back to the park for \$2000. Lynn explained where in the park the lot was located. After looking at the lot Lynn says that it is a small lot with a ditch and probably not worth the park purchasing it. Adam asks have they requested a key at any time, nobody is aware that any requests have been made for them to obtain a card. Lynn explains that this is the lot that was selling knives and such in the park from the building on their lot and that the park shut that down. The couple left and haven't been back since then. Discussion on if we should key a card and mail it to them. Lynn asks if any board members think we should purchase the lot for \$2000. There were zero Ayes. All voted No on purchasing the lot. Michele did say that she would put anyone in touch with the owners if any POA wanted to purchase the lot. Discussion then on if we should mail them a key. Adam says that he is not opposed to send them a key card. If we mail them a key card then that would hold them responsible. Chris states that we don't mail anyone else a key card. After some discussion it was decided that an email would be sent giving office hours as well as Michele and Lynn's cell numbers for the couple to contact to come to the office to obtain a key card. We can also ask them if they would like us to post it on the POA page for sale for them.

MEMBERS IN GOOD STANDING/VOTING

Lynn asks the 3 election committee members present what their understanding of a member in good standing is. Angie Ostermeier responded that 1 month before election everything must be paid in full and have no outstanding balances. Christine expresses including fines? Angie replied they can owe the park no money. Early voting is open in the office. The ballot with notary is also posted on the website and can be mailed. The registry should be available today.

POSTING OF RESOLUTION 2024-001

Michele says everyone should have the resolution in their packet today. This resolution was started by the board in 2021 but never completed. This is a resolution that discusses/explains removal and ban/bar persons from the park. This resolution is for guests. Guests if banned from the park are still allowed on property owners property but they must be picked up at the gate because they will be banned from driving on the roads, using bath houses, common grounds, community building etc. Michele says on the last page there is a form that will get filled out. This did go to the lawyer and it was approved from him. Michele states this is the conference call we voted on. This resolution will be in effect as of August 11, 2024. Lynn and Michele explained there is an appeal process for this and it is stated at the end of the resolution. The panel will be made up of board members and POA. A written appeal must be mailed and postmarked 5 days after the banning. A meeting will be held within 10 days of receiving the appeal. POA can volunteer. If more than 3 volunteer then there will be a random draw done by the president or vice president.

KIM HAYDEN 028-02

This is a property owner that contacted the park about owing the park 2023 and 2024 dues. This member wrote in saying they removed their camper in 2021 after the flood and they have not been able to replace the camper. She says they are keeping their lot

clean and mowed. She would like forgiveness on 2023 and 2024 and will pay 2025. Lynn makes a motion to forgive 2023 and 2024 dues if they will pay 2025 dues. Second by Danny Washburn. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero. Michele will send an email to Kim Hayden on this decision.

BURN BY THE CREEK

Lynn explains that we do not have a designated burn space in the park and Jake has been hauling the debris to his property to place in a ravine. Lynn states that we need a spot in the park where he can burn in the park. Lynn and Michele had talked about burning on the lot by the creek being a possibility, however, Jake said that when he was burning on his lot which is next to that lot on the creek there was an issue with the railroad saying they had a problem with the smoke. Lynn says we need a spot just for the park to burn. Due to ADEQ being called the last time we can't allow POA to put things there to burn. Christine says what about the dumpster? That is by the tracks as well. Charles states what about somewhere in block 9. We need to find a location and it needs to be burned quickly so that everyone doesn't add to the pile. Danny asks about the trash being piled up by the road. Michele said that she has letters for Danny to fill out for things like this. Yancy would like all the board members to look around the park for a spot to burn and bring their ideas to the next meeting so we can figure out a spot.

LARRY WHITHEAD

Larry said he sent multiple videos about a quiet time incident as well as indecent exposure from a neighbor. Michele explained that these need to be time stamped and she will get with Larry after the meeting to show him how to get the time stamps so that we can make sure the violation is past quiet time. Larry says he will stay after the meeting to be shown how to do this.

EARNEST HALL

Earnest Hall states he needs a meeting with the board. Michele says that we can meet right now. Earnest says no he has witnesses that he wants to bring forth. He also says that he wants to know why he is not on the POA Facebook page as he is a property owner as Michele and Lynn both viewed his deed with his name on the deed. He wants a meeting regarding the fines he has. He wants to be placed on the POA agenda for the next meeting because he has witnesses that were not able to be here. He states he wants to have as many POA members as possible to be at the meeting. Yancy said put on agenda for next POA meeting. Adam wants to know why Earnest wants to appeal. Earnest says because he doesn't agree with the fines. Adam asks does Earnest not agree with what happened. Michele states an appeal goes before the board not the POA. Lynn states the appeal has to go before the board. Adam states this is not a POA issue. It is a board issue. Yancy asked Earnest directly if he would like to be on the agenda for the board meeting and Earnest said yes. Chris asks about a deadline for paying fines. Yancy clarifies that Earnest brother was a guest in the park that day. Earnest states he is not discussing that right now. He is also requesting that the president be present at the meeting. Adam states that now is the time to have the appeal, Earnest refuses to have the appeal meeting today stating that he has witnesses and they can't be here today. Adam states that we are having the meeting today. Earnest states that no he is not on the POA page and didn't get his notice till last week that he had fines (however he

posted on August 4th on the Riverbend@ page that he got fines). Yancy asks when were the fines posted. Michele states they were posted that weekend on the camper door and Earnest got them the next weekend. Adam states that placing them on the camper door is sufficient. Michele states they were put on the camper door August 1st. It is decided that Earnest will be placed on the September board meeting and he can be on the agenda.

CAMPERS ON LOT

Christine wants clarification of 2 campers on 1 lot. Michele states that our DOR says 1 camper per lot. 2 campers on 1 lot are not in compliance. Every lot in this park is part of the POA which must follow the DOR. Several owners have been called, written notices, or posted violations. Some have responded. Question about what a bunk house is. Michele says that previous board has passed that you can use a camper as bunk house as long as tanks are removed. Christine states that if she is driving around and there are 2 campers connected to water and 1 paid assessment then that is theft of services. There are some campers that appear to be on 1 lot but they are actually on 2 lots with 2 paid assessments.

ADJOURNMENT

Motion to adjourn made by Charles Mobley. Second by Christine Wall. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.