

POA MEETING MINUTES

NOVEMBER 23, 2024

MEETING CALLED TO ORDER

Meeting called to order by Yancy DeLoach at

ROLL CALL

Present: Yancy DeLoach, Michele Sharp, Carol Kirby, Christine Wall, Charles Mobley, Danny Washburn (by phone), Tonya Cole, Beth Sator. Absent: Adam Farmer

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion made by Josh Lassiter to approve minutes from previous meeting. 2nd by Tonya Cole (she was POA member and not board member at the last meeting). All ayes. Zero Nays.

APPROVAL OF FINANCIAL REPORT

Motion made by Julie Moss to approve financial report. 2nd by Angie Ostermeier. All ayes. Zero Nays.

REPORT OF THE PARK MANAGER

CULVERT

Plan is to complete this project this next week as long as no emergencies occur. The culvert will be impassable with campers but regular vehicles will be able to pass through.

WATER

On paper water will be turned off November 29th, however it will be the following week that Hardy Water actually turns off the pump so there will be water through the weekend. Jake will get the park winterized once the water is turned off.

CULVERT AT SHOP

The culvert collapsed at the drive of the shop. Jake and the crew have used the remaining of the concrete culverts to repair this. If the park is able to get more culverts, he would like to fill in the remaining ditch area to the other drive. Josh Lassiter says he can look into getting some more culverts.

DRAINS

Jake has worked on the drains in block 5 and 2 and have them working great helping to drain rain water from the park. However, if the river raises people need to be aware the drains will only drain until the river reaches the height of the drains.

POA RIVER ACCESS IN BLOCK 7

This access is where the water entered the park this last rain, the property owner has dug further down that initially allowed. Michele did take photos and sent to Army Corp of Engineers but has never received anything back. All POA are encouraged to take photos and submit them with a complaint to see if they will come back out to inspect the access point again due to the flooding.

ROADS

Jake continues to work on the pot holes in the roads. He is using the backhoe to dig them out and filling them back in with gravel and dirt mix. He will continue working on this as time permits from other things that need to be done in the park

REPORTS OF COMMITTEES

ACTIVITIES

Michele has resigned from the activities committee as of today. Tiffany Lassiter would like an inventory of things that are present in the activities room since there have been several things acquired over the last year. She will help with this inventory over the next couple weeks. Also, a store inventory. Several POA members asked why Michele was resigning as they loved the activities this past season. Michele states that she has been accused of stealing from activities, also there are multiple adults in the park that harass the committee to the point that they are burned out. No volunteer should have to be abused by any member or their child for giving to the park. There is concern that there will be no activities next year. Michele said that there will be a volunteer form put out next year for that committee and that others will have to volunteer.

OLD BUSINESS

AUDIT

The park needs to have an audit of 2024 done by an outside accounting firm. It will be posted that the park is looking for a firm to do this audit and bids may be submitted to the office for review. The park is also looking for a new accountant for payroll, bookkeeping and taxes. The POA are encouraged to have anyone they know that may be interested to have them submit a bid. Bids will be accepted until December 31st and presented to the board in January and the POA at the February meeting.

PUMPER TRUCK

Discussion of paying off the pumper truck that was voted on this year by the POA. With the water bills, trash and insurance all gone up this year unexpectedly, it was discussed that while the truck will still get paid off, to move the payoff date until March 2025 due to not wanting to start the season with very limited funds. This will allow assessments to come in, and then use the money moved from December end of year to pay the truck off. If it can be paid off in February, we will do that. Motion made by Tiffany Lassiter to pay the pumper truck off by March 15th of 2025. 2nd by Angie Ostermeier. All ayes. Nays: zero.

CAMPER LAWSUIT

Questions from POA members on this lawsuit. We have not heard from the insurance company but it is on the list of things to complete by end of year. We hope to have an update for this soon. The hired lawyer has apparently turned everything over to the insurance company is the understanding but we will be checking into this and will update as soon as we know.

NEW BUSINESS

BUDGET

Budget review by board to the POA with increase in assessments as follows:

Payment received by February 1, 2025 = \$850

Payment received 2/1/25 to 5/1/25 = \$900

Payment received after 5/1/25 = \$925

(this includes a \$25 late fee charge)

Split payments: 1st payment will be \$475

(includes a \$25 split fee)

2nd payment \$450

Michele did mention that currently assessments are due on 2/1/25. Discussed with POA about moving due date to March 15th as that is when water is turned on, that is the date that was voted last year to turn off key cards, remove from FB. Advantages are that it will be easier to keep up with any changes. This would also allow anyone in good standing from the previous year to vote at the February meeting, and give a bit more time for those that use income tax to pay for their assessments. There were no disadvantages to this option. Motion made by Julie Moss to make March 15th the new due date for assessments. The discount cut off will be continue to be February 1st. All POA members that are in good standing (paperwork must be in office, all previous assessments must be paid, any fees or fines must be paid) at the end of the previous season will be able to vote at the February annual meeting and will not loose their vote until March 15th if not current on assessments. 2nd by Josh Lassiter. All ayes. Nay: zero. Motion passed and approved to be posted on Facebook.

The POA present had opportunity to ask questions about the budget and the overall response was positive with the additions to the budget to better the park.

The approved budget will be posted to the website as soon as possible.

SHAUN COLE

Shaun and Mel Cole were present at the POA meeting and would like permission to proceed with plans to put in a mini golf course in block 9 common ground. They along with Kathy Esquivel will put together a plan and present this the board. They are hoping for donations from inside and outside the park through fundraising and regular donations to fulfill this. We think this is a great idea and permission was given to proceed with plans.

PARK CLEAN UP

Michele would like to schedule a park clean up with possibly a construction dumpster to allow POA to get their lots cleaned up. Michele will look into prices for this and a possible date and have information at the February meeting.

ADJOURNMENT

Motion made by Julie Moss to adjourn POA meeting. 2nd by Angie Ostermeier. All ayes. Zero Nays. Meeting adjourned at 12:11PM