

AGENDA FOR POA MEETING

JUNE 21, 2025

MEETING CALLED TO ORDER BY BETH SATOR 10:04m

PLEDGE OF ALEGIENCE

ROLL CALL

Present: Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Danny Washburn, Dylan Johnston, Charles Mobley. Absent Rondal Culp (15minutes after start of meeting Rondal called in for meeting via phone

APPROVAL OF MINITUES FROM PREVIOUS MEETING

Lynn Richert made a motion to approve minutes from previous meeting as written. 2nd by Becky McAdoo. Ayes: 36. Nays: Zero

APPROVAL OF FINANCIAL REPORT

Melvin Cole made motion to accept the financial reports as written. 2nd by David Sator. No discussion/no questions. Ayes:36 Nays: Zero

REPORT OF THE PARK MANAGER

POOLS

Angie O. asks if all pools are up and running. Jake says yes, there are no issues at either pool at this time. There was an incident with pool 2 this week and pool 9 with feces and it has required extra shock so more will need to be ordered to get through the year. Carol will order more when Jake lets her know the amount.

ROADS

Heidi Rogers asks about gravel on the roads. Jake states the roads are bad, he is aware, however there are constant gravel and concrete trucks coming in right now up to 30 per day and they are tearing up the roads.

Melvin Cole states we do not want to open up to have Sharp County do our roads that will open a large can of worms and be costly to the park

Angie O asks why he is not using the 6-way blade. Jake states it's a 4 way and he is using it. It is not cutting the roads and he is trying on them. He works on them after every rain. Angie states it is a 6 way and it was all Gerald used when he worked the roads and they were never in this shape. Jake stated that it is a 4-way and that the roads have been cut down so far any more cutting could damage fiber optics and water lines. He states what they need is about \$100k in gravel to build the roads back up and the park doesn't have that kind of money.

Earnest Hall. Why can't the county come in and grade the roads. Jake states these are private roads. The county will not come in and grade, because they would be responsible if they tore anything up. Jake did states that Scott Rose told him that he is getting the City of Hardy to donate their small road grader, Jake did go look at it, it needs work but he thinks he can do the work, hoses and such need replaced. He is waiting to hear back from Scott on this. Tonya Cole asked where the road grader was located and could a POA member go look at it. Jake states when he looked at it, it was parked at the water tower in Hardy an anyone can look at it.

CLEAN UP

Several POA members state they feel that they are not seeing any progress in the clean-up efforts in the park. Several POA members disagreed with this and state they see a lot of progress. Jake states there are only 3 workers. 2-3 days a week they are pumping and Mondays it takes him most of the day to get the pools ready to open on Tuesday. He states that basically it is a 1 man show 3 days of the week and he is working on work orders, roads, pools, grass etc. Several POA members expressed that they feel mowing is not getting done like it should. Jake states down to 1 mower. Looking for another mower or motor for the broken mower. Several POA members expressed that Jake needs more help and Jake agreed. Heidi Rogers asked what is the ETA on cleaning up block 5 as it is an eyesore. Jake states that this common ground is going to take a very long time. He has plans to have these 2 dumpsters picked up and when they are brought back to have one put in block 6 and 1 in block 3 and start cleaning up smaller areas so POA can see a difference. He states maybe if he starts some of the smaller areas people will stop complaining about it not getting cleaned up. Beth states this was a natural disaster never seen by the park and it is going to take a long time to clean up. People need to be patient. Beth states that the board has put out to stop dumping in the common grounds yet members and their contractors are continuing to dump there. They are being fined when the board can get photos and assign it to the correct members. 1 member has already been fined and they came and paid that fine already as they knew it was wrong. Chris wall states that she has seen several dumping and is trying to get photos so fines can be sent in.

Tonya Cole asked how many more workers does he need? Jake replied a couple would be nice.

Earnest Hall asked if POA members can help clean up the common grounds as he was told that they could not. Beth and Michele both said absolutely, however we cannot allow POA to use the park equipment due to insurance reasons. Earnest states it was on the POA page that members could not help clean. All that was on POA page was no more dumping in common ground. But absolutely the POA could certainly use their equipment to help fill the dumpsters. Earnest replied well alright then, the POA need to help get this done.

Earnest asked who could run the tractor. Jake replied himself and Jayden.

Mr. Rogers states its going to take a couple years to get this park cleaned up and everyone needs to stop hounding Jake to get it done and be patient. Then he asked where trash can go. Jake states household trash is in the same dumpster. Metal only can be taken to block 5 if it is donated to the park toward clean up efforts. All trash/lumber needs to be hauled off. Vegetation can be burned.

Tonya Cole asked how much time is spent on the pools and would it make sense to hire a pool company to take care of the pools. Jake states he spends 3 hr. per pool on, Mondays and the others days 1 hour. He states the pools don't function properly due to poor maintenance previously. Pools are 38 years old and if we hire a pool company, they are going to want to spend a lot of money fixing them and while they do need that we need to spend money wisely right now and get clean up done. Maybe look at tearing up the pipes on 1 pool next year and put that money in the budget, but pipes need to be dug. Concrete broken to access the workings of the pool then that all needs fixed. Jake states he understands her concern on the water returns but they don't return water because that part of the water system doesn't work

Julie Moss states in 2016 when they had to fix the pools and tear out concrete it cost around \$7k to fix it. And the price has probably gone up considerably.

Earnest Hall asked what is the progress on getting the metal turned in. Heidi Rogers states it doesn't look like any has been moved. Jake states they have moved some and taken it to the scrap yard, but they are needing to get the trash out and they can haul the metal in the winter.

Tenee Ramsey asks can we hire some extra help for the summer. Michele states we will need a vote on this and we have a 30-day rule. Michelle Gertz asked what the 30-day rule is and Lynn Richert explained it.

David made a motion to rescind the 30-day voting rule for this meeting. 2nd by Tonya Cole. Ayes: 11 Nays: 9 motions passed for this meeting only.

Tonya Cole made a motion to hire up to 2 more employees for Jake for temporary help for the summer. 2nd by David Sator. Ayes: 23. Nays: Zero

Tonya Cole asked if we want to post for those positions. Jake said he will find some help and he has the 2 teens that were paid on contract to muck out block 6 bath house after the flood and he would like to see if they would work for the summer before anything is posted. This is agreed on by all.

TRACTOR DISC

Beth asked if a tractor disc would help with the roads any. Yancy said it would need to have the rock blades on it but it would help some after the rains. Jake said it might help some. Then there was no further discussion on this.

GATE

Dylan has been working on trying to find a less expensive gate system he has been in contact with Cell gate and a company called Butterfly MX. Butterfly is a cheaper system. Jake will need to take a 1-hour online class to be certified. Jake says that is not an issue. Dylan has posed several questions to Butterfly specifically on costs, and do our current key cards work with their system and he is awaiting those answers. Once we have those the board will make a decision on which system to go with.

Lynn Richerat asked if we have any spare parts or salvaged parts that can be used to rebuild the system and be able to buy minimal parts. Jake states the pole he salvaged and he has a screen. But all the other parts were under water and are full of mud and they may or may not work and we would be better off with new parts and use the old pieces to part if we can salvage them.

MISCELLANEOUS

Brian Settlemore asked if new caution tape could be placed around the tree down by his place that has caused a huge hole in the ground. Jake says yes he will do that this coming week.

Josh Gertz asks if Jake could work on the drain at block 2 again and see if he can get it to start draining again. Jake says yes he will work on that again.

OLD BUSINESS

LAWSUIT UPDATE

Beth states she has talked to insurance and they had more questions so the case is still in litigation and may be for awhile

INSURANCE

David Sator asked if we can check with other companies to see if we can get better/different insurance and maybe flood insurance.

Dylan is continuing to work on getting better insurance. He has several people working on it. The problem is that we have an unresolved lawsuit and until that is handled insurance is going to be tough. He states he did call Teresa at East Arkansas Insurance and asked about the bath house in block 4 and let her know that a camper hit it and it was not the flood that damaged it and could that not be considered property damage. After some checking the reply was no, it is considered flood damage and not covered. Dylan did state that Teresa took the bath house off the insurance and while it won't save much it may save a little bit.

Earnest Hall was shocked that the park doesn't have flood insurance. Michele replied the park has never had flood insurance because of the flood plane we are in. Lynn Richert verified this and stated that the park has always cleaned up itself, there has never been flood insurance, rebuild money has always come out of the budget.

COMMITTEES

ACTIVITIES (SHARNA BUTTS)

Sharna states volunteers are need for the 4th for the kid's activities. They plan to have a bounce house, slide, parade and kids cornhole tournament. There was discussion of a tournament for adults with a 50/50 draw but this idea was scratched and they will look at something different.

Earnest Hall asked how much money activities has and Carol replied a bit over \$2k. It is on the financials on the table. He asked if this included the \$3k that is added in the budget. Sharna replied no. They voted earlier in the year to leave that money in the general funds to cover the cost of the porta potties that are needed in block 4. Earnest said this was a poor decision and should have been up to the POA. Sharna states it was voted on by the POA after a lengthy discussion after the flood damage.

Fireworks. Sharna states the park donates \$800 toward the fireworks but this will not be near enough and encouraged POA to donate. Several raised their hand to donate. David Sator, Becky McAdoo, Carol Kirby, Melvin Cole, Tonya Cole, Michelle Gertz, Sharna Butts, Heidi Rogers, Sue Thomas, Charles Mobley, Earnest Hall. donations can be made through cash app or the office. Sharna states she can get a discount from Russell's fireworks and she is working on finding someone to shoot them off.

ABANDON LOT (MELVIN COLE)

Melvin states that the committee has divided up the park and they are out taking photos to send out letters for clean-up. This will be ongoing.

CAMPERS ON COMMON

There will be a band (hired by POA members and coordinated by Mandy Cook) on July 5th from 7-10. Campers on the common ground need to be removed. Michele and Beth will work on that this week by contacting members and if needed call a tow company to have them removed. Campers were supposed to be removed memorial weekend and there are many still there.

PUMPING FLAG SYSTEM

PVC has been ordered, flags are in, working on the program to set it all up and hoping to have it up and going in the next few weeks

GUARD SHACK/GATE EQUIPMENT

Michele explained the grey building at the gate was donated and moved by a POA member that graciously used all his equipment and time to move the building. Michele states the floor is in need of repair and in needs a good cleaning, but it doesn't leak and will hold camera equipment and gate equipment and may need replaced at another time but for now it is the best we have Michele discussed the cameras previously purchased and that they were sent back due to problems with the bank allowing the monitoring company to go through. It was on their flagged list and the board felt that it was better to get a different system rather than have the possibility of being scammed or having problems with the monitoring company stealing money. We will look again at camera options and purchase different cameras.

NEW BUSINESS

STORE (TONYA COLE)

Tonya asks what we are going to do with the store. Many state they had no idea we even had a store. Michele states it was advertised a bunch last year on the FB group as well as signs outside stating the store was open. There was very little interest. Discussion was had to sell out what is in the store. Tonya Cole made a motion to disband the store. 2nd by Michelle Gertz. Ayes: 21. Nays: 0

Melvin Cole made a motion to donate the store money towards fireworks. 2nd by John Stowers. Ayes: 22. Nays: 0 Any money made plus what is in that checking account will be used toward fireworks.

MINI EXCAVATOR

Michele that we rented a mini ex for 2 months at the cost of \$8k for those 2 months. She states that Jake has asked about the park purchasing a mini excavator. She states that he said he put many hours on it and it would be an asset for the park. He would think the park could sell the back hoe attachment and put that money toward a mini ex if the POA would agree to purchase one. Michele states that there is some information on 2 new ones and we have talked about used ones. The used ones go really fast.

Michele states that we can't really even look at one without knowing the feelings of the POA, so this is an open discussion. We are talking about this because Jake has asked. The board is very aware that this is a lot of money and will require a lot of thought process.

Yancy states what you're looking at is \$1000 per HP for used and about \$1500 HP for new. Yancy states that it can be used on the roads, the blade part can.

Earnest hall states that a min ex wont work for the park and feels we don't need one.

Earnest states that he can get one for the park for \$60k. Earnest states he will need one with a cab so that it can be used in all weather and year-round.

Lynn Richert states she is not totally against a mini ex but that she feels money would be better spent elsewhere and that we may need to spend a lot of money on the dump field if it is broken or damaged after the flood and the debris piled in there and we won't know the extent of the damage until after that is cleaned.

Mr. Rogers states that he understands it would be an asset to the park but he has hardly even seen the backhoe used. He states that tractor and back hoe are not as heavy and should be able to do what a mini ex would do.

There was more discussion on the mini ex, several suggested a skid steer would be much better for the park

Angie O. states that Gerald worked for the park for 30 years and they never had one and just used the tractor for the work needed, and she would not be in favor of purchasing a mini excavator.

Tonya asks how we know what to look for. Michele states she talked to Jake, has looked on FB and did talk to someone that runs one for his business. Yancy has also looked at them.

Michele states that the board would like to plan on a vote for next month to see if we want to purchase one or not and possibly discuss new or used.

NIGHTLY RENTAL FORM

Carol has made a form for nightly rentals. This will be placed on the website to fill out and send in just like the Friday pump. This is for secondary lots only. You must as always have your primary dues paid for before you can pay rental on your secondary lot. Nothing has changed on rentals, just a new form.

ABANDON POP UP

This involves the abandon pop up that has been sitting here for 3 years. Michele spoke with the sheriff dept, they can't do anything. A POA member ran the plate on it and it is not anywhere in the AR system. Johns auto body will come tow it and impound it, try to find an owner and dispose if it if they can't. Sharna Butts made a motion to have the tow company remove the camper from the park. 2nd by Lynn Richert. Ayes: 22. Nays: 0

Michael asked about the campers on the common grounds. He states they have had ample time to come get them and we have the 4th coming up with a concert and there are campers in the way. Michele states we have to give notice via phone/text and posting notice on the campers and then the tow company can remove them. Michele and Beth will take care of those campers left on the hill this week and tow company will be called for removal.

MISCELLANEOUS

Michael Roland asks about the lots for sale. Michele states we have 1 we can legally sell. The other lot we are waiting on some continued paperwork. We do have a motion back earlier to put the lots up for sale via public auction in August. This will happen with at least 1 of the lots, possibly both lots if we can get the paperwork on the other lot.

Tiffany Lassiter did a fundraiser after the flood with tee shirts and gave a donation of \$200 for the shirts sold. That went into the general fund to use for clean up or whatever needed

There was discussion on fundraisers, and Michele talked about the fundraisers that were beneficial last year. One was "Flock your lot". The flamingos and sign are in the activities room. Also, we did a flamingo race. That was fun and we sold out of all the flamingos.

Earnest Hall asks when can tables and chairs be put out at the pool. Beth states she has her trailer and truck here and if someone wants to help, we can load stuff up today and

move them. There has been a work order in but it has not been completed. Several volunteered to do this today and get them out right after the meeting.

ADJOURN

Michael Roland made a motion to adjourn. 2nd by Angie Ostermeier. Ayes: All Nays: Zero