

BOARD MEETING MINUTES
MAY 15, 2025 (ZOOM)

ROLL CALL

Present are Beth Sator, Michele Sharp, Carol Kirby, Danny Washburn, Charles Mobley, Dylan Johnston, Christine Wall. Absent are: Yancy DeLoach, Rondal Culp
Rondal did join the meeting about 15 minutes into the meeting

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Danny made a motion to approve minutes from last meeting. Second by Carol. Aye
Votes: Michele Sharp, Carol Kirby, Danny Washburn, Charles Mobley, Dylan Johnston, Christine Wall. Nay votes: zero

APPROVAL OF FINANCIAL REPORT

Beth had a question for Carol.

Why did the employees receive 2 paychecks on the same date. Carol explained that the accountant did not see the OT hours and only issued check for regular hours. Instead of deleting the 1st check she just made a 2nd check for their overtime. (check is direct deposit).

Dylan asks Carol to look at check 4484 it says CSU general property insurance. Carol states should read general liability insurance and she will correct that in QB.

Danny made a motion to accept financials with Dylans correction. Second by Charles. Aye Votes: Michele Sharp, Carol Kirby, Danny Washburn, Charles Mobley, Dylan Johnston, Christine Wall, Rondal Culp. Nay votes: zero

REPORT OF PARK MANAGER (Michele gave report for Jake)

CLEAN UP

Ongoing process will take up any extra time guys have, but they are working on it. We are going to pile all the vegetation in a pile to see if the county will come pick it up. Lumber and trash will go in dumpsters and hauled to landfill at dumpster prices. Jake will scrap metal to help pay for cleanup. It's going to take at least a year to get the park back together. Still waiting to see if we qualify for cleanup funds. Michele also contacted Lauren Siebert in Sharp County to see if there is help for this. She will check and get back to her.

POOLS

Block 2 pool will be open by Memorial Day, he is working on Block 9 but not sure if it will be open. Pool inspector will be out to inspect Wednesday or Friday. If Friday, Jake may have block 9 ready for inspection.

METAL PICK UP

Metal in Block 5 has been given to the park for clean up efforts and nobody should be removing metal from that area. There is plenty of metal around the park if they want to scrap some metal. Jake will continue to haul scrap to the scrap yard as time and weather permits.

BATH HOUSES

We have hired a cleaning lady; she will be working on getting all the bath houses that she can cleaned and ready for Memorial weekend. Plan is to have all 4 of them open. She will work under Jake. Michele will help Jake with training and making sure she is doing what she is supposed to. Brandon McPherson has the power pole back up in Block 6 bath house and ready for Entergy. Carol will call this week to get it hooked up. The board is very grateful for Brandon's expertise in this area and his help restoring power.

OLD BUSINESS

LAWSUIT UPDATE

Still ongoing. No new updates at this time. Beth continues to call and touch base weekly with the insurance company.

BYLAW COMMITTEE

Bylaw committee has completed the files and they have been emailed out to the board. Michele asks that everyone print a copy or ask for one to be printed and go over them carefully and note any changes/differences\typos etc. and get them back to here by the next board meeting so they can get back to the committee for change review. Michele did ask that every board member review them carefully and make notes, not just say they look fine. By not reviewing and relying on only some board members to read them this does a dis-service to the POA and that is not right. Beth reminded everyone of their commitment to the board and to the POA and the need to get these documents out to the attorney next month. All present agreed. Chris and Danny would like a printed copy. Michele will have those Saturday for them.

AUDIT

Board met with HCJ, minutes were typed and emailed out. Michele has sent out the HCJ agreement, everyone has had time to review and agree with plan. This letter will be given to POA Saturday. Micheel will sign agreement and send back to HCJ with the audit scheduled for 7/7/25. Michele and/or Carol will make themselves available to assist. Patty (accountant) will also help with whatever is needed.

NEW BUSINESS

SETTING UP MEETING WITH SHANE RUSSELL

Dylan has been talking to the Sheriff (Shane Russell) to come answer POA questions about what the county/local PD is and is not allowed to enforce in the park. Either Shane or someone in authority will be at the meeting on Saturday. They will be given the floor when they arrive regardless of where we are in the meeting so that we do not hold them up from work and or family time.

FUTURE FLOOD PLANS

This was a historical flood in the park and there is no precedent for helping this board figure things out. Beth states we need a committee that can make a plan for natural disasters. Danny asks that we bring this up Saturday, we will add to

POA agenda. Beth asked that everyone think about this and have some ideas for June meeting. Things like lessons learned, debris removal, lot clean up, maybe look into contractors that built the bath houses in Loberg park (round ones) to replace the bath house in block 4.

CLEAN UP BIDS

Michele had a few people approach her about bids to clean up the park. 1 is a POA member and he really was only interested in cleaning up the metal and leaving the rest for the park to clean up. Michele said if someone outside our crew was to be hired, they would need to clean all common grounds not just the metal, he said he would think about that and get back but he never did. Then another outside company (Collin) contacted Michele at the office and was given a map to go look at the property and debris. They emailed a bid for over \$50k. The park just can't afford that. Michele did show the bid to Jake who was concerned that the board was hiring to do this and Jake said it may take a bit but it won't cost that to clean the park up. The board discussed this bid and decided to let our crew continue to clean up as they can. Michele will send a reply to the company.

DEQ TOUR OF PARK

Michele met with Bryant from DEQ (air quality) about burning in the park. They drove all throughout the park and looked at piles of debris and discussed burning vs not burning. Bryant gave Michele the statute/law on burning and this will be placed on website and throughout the park as well as the FB page. Vegetation only can be burned, no trash, lumber etc. That must all be hauled off; fines can be given to property owners for unlawful burning.

ADJOURN

Danny made a motion to adjourn. Seconded by Charles. Aye Votes: Michele Sharp, Carol Kirby, Danny Washburn, Charles Mobley, Dylan Johnston, Christine Wall. Nay votes: zero
Meeting adjourned at 8:21PM

NOTE: POA members in attendance were Teddi Stevens, Sue Thomas, Tonya Cole, Julie Moss, Michael Roland, Casey Huffmaster, Brand Davis, Earnest Hall, Kim Hobbs