

POA MEETING MINUTES

SEPTEMBER 21, 2024

Meeting called to order by Lynn Richert at 9:01am. Lynn makes an announcement that this meeting will be conducted in a civil manner. There will not be a repeat of what happened at the board meeting last week. Raise your hand and you will be acknowledged.

ROLL CALL

Present: Lynn Richert, Michele Sharp, Charles Mobley, Danny Washburn, Christine Wall, Carol Kirby, Beth Sator.

Absent: Adam Farmer, Yancy DeLoach

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion made by Angie Ostermeier to approve minutes from previous POA meeting. 2nd by Teddie Stevens. All Ayes. Zero Nays. Motion passes.

APPROVAL OF FINANCIAL REPORT

Tonya Cole: She states great job on exceeding the income goals and finding money to keep the park going. She does ask about a debit for \$119 for Dropbox. Explained this is for the office camera. Michele explained that the system only keeps data for 4 to 5 days of cameras in the office. The \$119 is for 1 year and the video/photos are stored and we can pull them up on the laptop. She also asks about a deposit for \$560 on 8/30/24. That line is blank and what was it for. Lynn looked at it and states she will have to ask Kim why there isn't an entry there and get back to her on that. Tonya also asks about the cash app account stating that the POA has never seen and accounting for that. She states that she has personally donated x 3 and doesn't see where that has gone anywhere. Michele states that the money is not actually removed from that but spent using the debit card. Tonya is concerned that the donations are not included into the budget. Lynn will make sure that is included from now on. Tonya also questions why the cash donations aren't deposited directly into activities but go into the main account. She states that she sees activity money being deposited into the main account for activities but it is not being moved over. Lynn will check on that as well. Tonya also asks about the last time the audits were done. Lynn states she will cover that in a minute.

Mandy Cook: States that August financials were posted on the website but there was nothing stating they hadn't been approved, but she did like having them posted. We just need to make a note if they haven't been approved. \$300 transfer from gen account to maintenance. No explanation just says for pumper truck. Lynn states a U joint and pump went out and agrees that should be listed and she will check with Kim about this. Budget comparison. Enforcement restitution says \$1000. She states Michele posted there was \$7000 plus. Lynn explained the \$1000 is for fines. The other money that Mandy is talking about was for the letters sent out on assessments so that is in a different spot. Damages are being separated out is that correct? Lynn says yes. Treasury is payroll? Every 2 weeks? 5 people? Explained that this is taxes only. Direct Deposit is the actual paychecks.

Lynn states we received a credit for electric so we didn't have a bill and we have \$700 credit for next month. Danny wonders if we can turn in any old fridge. They have been taken to the dump.

Mandy Cook: water is \$7000 is that correct? Lynn states yes. We also put a lock on the fire hydrant at the top of the hill and we are hoping that helps because Biggers may have been using that to fill and clean their pool and hopefully this helps. Also did we sell the land the water tower was on? No. We sold property on Oak Ridge that housed old equipment that is no longer there. This is not the land on Bluff Road that our tank is on.

Tonya makes a motion to approve financials with questions to be answered. 2nd by Mandy. All ayes. Zero Nays.

Lynn states we have tried several times to get an audit committee formed in the park and with the exception of Tonya Cole everyone has dropped off. Lynn did speak with Brandy Alcorn on the phone, she has gone back and forth about doing audits. As of last week, Brandy said she would help but all the information needed to be scanned and emailed to her or she would not be able to help. That is a lot of information and Lynn states she does not feel comfortable with that. Tonya states we used to scan information and send. Lynn says payroll was sent but not everything.

Lynn states we did vote earlier in the year to have someone to do reviews. Lynn has reached out to her again, this person is a CPA and does several local businesses. Mandy states in our bylaws (regardless of cost) we are to be audited yearly. She states we are about 5 years behind. Lynn states we are over 10 years behind.

Cody Clayton asks about the cost of a review. It is \$1000 and that has been approved by the POA.

Mandy states is she (accountant) willing to put her name on the paperwork.

Lynn states that the CPA said with the use of quick books there is a check and balance in place.

Mandy states we need an audit so we can get our accountant to do it. Lynn states that we are trying to keep a conflict of interest by using the same accountant.

Julie states that when we agreed to reviews in February, we were doing audits in house.

Mike Roland states his account would do an audit for \$3500.

Mandy made a motion to have a review now for 2023 and in January for 2024 and for an outside audit to be put in the budget for next year of \$6000. 2nd by Sharna Butts. All ayes. Zero Nays.

Lynn says one other thing. She would like to have a financial meeting in October. So, the board can explain where all the park money goes and what the expectations for next year are. Plan is October 19th, following the board meeting. The POA would be able to bring questions to that meeting. Michele asks is there anything specific that the POA would like discussed that we might be able to look into prior to that meeting. Shirley Speer wants the issue of her property settled. It has to be put in the budget for next year for dozing. Lynn asks if Shirley has had her survey done and she says no, she is working on that. The lots of 111-112 have been surveyed.

John Stowers asks if we are nonprofit or not for profit. Lynn states we are a nonprofit. Mandy states we should file a form 990 if we are nonprofit. Lynn says the accountant handles that.

Cody Clayton asks where we are on the mini split for the community building. Michele explained that we have not reached our goal of \$1000. We are at about \$600. Michele explains the raffle that the POA wont even buy tickets for to help. David Sator questions what we are short. Michele says \$400. David states that he will give the \$400. Earnest and Cody argue that the building won't handle the mini split. Michele states that she has spoke with Jacob and he says the circuits will be fine. Earnest stats that Jacob is not an electrician and we need someone that knows what they are doing to install. There was discussion about the mini split from several persons.

For the financial meeting Lynn requests that if anyone wants to bring a project to the meeting in October, they need to bring 2 solutions to that project

REPORT OF PARK MANAGER

Jacob is absent from the meeting. Lynn stats not sure but he has been sick. Does anyone have questions or projects. Michele mentions the culvert, Cody Clayton would like to see the trees trimmed along the roads to get campers in and out. There is a work order for both and they are pending projects. The ramp to the dumpster is also in great need of repair and is shaky and unsteady. Lynn will get a work order and make this fa priority. Lynn has also asked Jacob to get a list of supplies together to work on that for next year. Cody would like to know where we are on winterizing the pool pumps. Michele states that she thought he did that when he did the bath houses. Cody would like t hat done sooner than that. Chuck Brinson states that he has noticed several toilets in the bath house loose and rocking and would like to have work orders put in to check on those and possibly put grout under the toilets.

Cody Clayton wants to know why the store is never open. Michele explained that it has been open for several hours on Saturdays. Currently there are only Michele and Cindy that can use the POS. Michele also states that she has posted several times her number on Facebook as well as message her or stop by her lot if anyone needs anything from the store. Michele states that even puts out a sign to let people know the store is open.

REPORT OF SPECIAL COMMITTEES

ACTIVITIES

Halloween activities will be October 26th, there will be a haunted house, games, costume contests, lot decorating, trick or treat/trunk or treat. Tonya asks about concession stand. Michele explained everything is stored in fridge and freezers fand it is opened when we have activities. Forecast is supposed to be sunny

BYLAWS

Discussion of putting the committee back together. Beth Sator will be the board member on the committee. POA members who volunteered are Mandy Cook, Angie Ostemeier, Sharna Butts, Kim Bondi, John Stowers, Earnest Hall. Michele will get everyone's number and start a group text for this committee and they can get together to make plans

OLD BUSINESS

BLOCK 9 LOT 167. Sold to Austin Lancaster for \$600 as is. Park will not provide water to this lot. Road will not be moved off this lot. POA would like the deed to specify this as well. Micele will contact Homestead and discuss adding this to the deed. We can also add a map to the description as well.

NEW BUSINESS

SHARNA BUTTS

Sharna would like to know why Earnest is not on the POA page. Lynn states that Earnest was sent an email with a date for his meeting. Earnest states he didn't get anything. Michele states its in his email. Lynn states this is not being discussed today.

Sharna states that she would like to ask for Adam Farmer's resignation since he showed behavior unbecoming of a board member/president at the last board meeting. She states that as president he should not allow POA members to provoke him and get under his skin. She also states that he appointed a new election committee chairman and he is not allowed to do that. She along with Earnest Hall and Julie Moss would like an audit of the election from 9.14.24. Julie Moss states that she heard a rumor from someone (she did not say from whom) that Michele signed out 40 ballots for early voting and that as a board member she can't do that. Michele states she did not do that but did states that while working in the office during the time Kim was sick and off for a week, she did have some people come in and early vote, but doesn't believe it was more than 8-10 people. The process is that the member come in and show ID, they sign the book and Michele (and Lynn and Kim) sign their initials verifying that this is the correct person voting. That person is handed a ballot and envelope, they go to the window or away from the main desk, fill out their ballot and place in an envelope and place in the box. The office person never touches the ballot once the blank ballot is handed out. Sharna states that if Michele or Lynn gave out 40 ballots the election would be void and a re-election would need to happen.

She requests the option for an audit committee. Volunteers for that committee today are: Sharna Butts, Mandy Cook, John Stowers, Cody Clayton and Earnest Hall. Lynn states that we will have to give all POA an opportunity. We will put it out on Facebook and give 1 week for POA to send an email to the office to be on that committee. The committee will report back to the board and the October meeting. Mandy made a motion that the election audit be done within a week and that the results be shared at the October board meeting, 2nd by Sharna Butts. All POA present voted Aye. Zero Nays.

Tonya brings up a resolution governing/covenants committee resolution from 1.12.22 and would like the board to review this.

ADJOURNMENT

Mandy Cook made a motion to adjourn. 2nd by Angie Ostermeier. All ayes. Zero Nays. Motion passes. Adjourned 10:15am