

BOARD MEETING MINUTES

JANUARY 16, 2025

CALLED TO ORDER AT 7:15pm

ROLL CALL

PRESENT: Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Charles Mobley, Tonya Cole, Danny Washburn, Adam Farmer.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Yancy made a motion to approve minutes from December 2024 meeting. 2nd by Danny.
Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Charles Mobley, Tonya Cole, Danny Washburn, Adam Farmer. Nays: Zero

APPROVAL OF FINANCIAL REPORT

Tonya Cole had a couple questions pertaining to November and December regarding some items that appeared to be doubled. There appears to be extra expenses for payroll that doesn't seem to fit. This may be due to changing over accountants and extra entries. Carol will look into this and correct them and resend out financials Tony also asked about the mishap with the deposit done twice. Michele explained that this was due to not knowing not to check a box in QB and that with the box checked it ACH deposits checks, then the checks were deposited. This affected a check by Heringer, Dahm and Sharp. This has been sent to Nancy Mayfield for assistance and will be corrected.

Yancy made a motion to accept financials once corrections are made. 2nd by Danny.
Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Charles Mobley, Tonya Cole, Danny Washburn, Adam Farmer. Nays: Zero

REPORT OF PARK MANAGER

Michele states she spoke with Jacob today and he is working on getting the bath houses Painted and ready for the season. Continue trimming trees when the weather permits. He is working on the roads as time permits especially after rains, trying to crown the roads and get them ready for gravel.

Yancy states that Jake has worked on the backhoe and has it painted to match the tractor and Yancy showed a photo Jake sent him. All agreed it looked great. Jake has also put the blade on the Killefer and has painted it to match the tractor and it is working great on the roads. Thank you from all board members to Yancy for obtaining the new blade.

Yancy states that he has the gaskets ordered for the 2nd pump for the pump house and will bring them to the park when they arrive (no charge to the park). Thank you Yancy. Michele asked if any board members had questions for Jake and they all said no.

Michele then explained about some insulation that may be available to the park at a discounted price. Jake has connections with someone that has used insulation that they can put up in the community building to help hold the cold and heat of the mini split in. Cost would be about \$1250 to do just the walls and about \$2000 to do the walls and the ceiling. This was discussed among the board members and it was decided to place on POA agenda for February to see if they wanted to spend money on this, could come out of park improvement budget. Michele will add to POA agenda.

REPORTS OF COMMITTEES

BYLAWS/DOR/ARTICLES

Beth reports that these have all been sent to the lawyer and he has approved them. They will need compiled and formatted for voting. Michele will work on this but this may take a bit as this will be a new thing to do. Once ready we will post on the website with information posted on the POA page, they will be available per request via email and will have paper copies in the office for members to vote. Only members in good standing are eligible to vote.

OLD BUSINESS

CAMPER LAWSUIT

Beth spoke with the insurance company and was told that this is still in litigation with 1 of the plaintiff's and will be for awhile longer. Beth states she will be in touch with the insurance every couple of weeks for updates. She is also trying to contact the lawyer that was hired out of Newport to handle the case as there has been nothing from them in a long while. She will update this at February meeting.

LOTS DEEDED BACK TO THE PARK

058-04 and 040-03

Tonya asks if taxes are current. Michele said they are, but she will double check on this and let the board know for sure.

Discussion on when to place these lots up for sealed bid discussed. There was much discussion on when, what to do with proceeds. It was decided to wait till April as more members would be have their dues paid and be coming to the park. Bids will be open to POA members first.

Adam made a motion that proceeds from the sale of these lots be directly paid to the principle of the tractor. There was discussion among the board members as to make sure this would not hurt the credit being built with the tractor payments. Paying on the principle won't hurt this and will help pay off the tractor sooner. 2nd by Danny. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Charles Mobley, Tonya Cole, Danny Washburn, Adam Farmer. Nays: Zero

MINI SPLIT

Michele reports that Jacob has the mini split purchased by donations and fundraising through activities last year up and running. Jacob also placed a small fence around the unit outside to help protect it. Jacob said that it is working great and he and the guys have been able to work on the vehicles inside the building and it is really helping with starting the tractor in the winter because it doesn't get super cold. He said he really thinks the POA will be happy with the purchase as meetings and activities will be much better.

CAMERAS

Chris sent out a group of cameras she found on Amazon that she thought would be great for the gates. She says that she doesn't know much about cameras and through the research she did she thought these would be good. Most of the board members admitted to not knowing much about cameras and this is tabled until after the POA meeting in February. Michele will post on the FB group for input from POA members that may be able to help navigate camera systems. This will be added to the Agenda for the POA meeting for February.

DISC GOLF

Discussion on preparing for the disc golf course. Discussion on the places the baskets could be placed. After discussion it was decided 1 basket by gate in block 5, 1 in block 5 where the fireworks are set off (basket will be removed for the firework display), 1 by the bath house in block 4, 1 by the office in the roped off area, 1 in the common ground by bath house 3, 1 by the playground/BB court in block 1, 1 in block 6 common ground, 1 in block 8 common ground and 1 in block 9 in common ground for a total of 9 holes. Pricing was discussed and they are available on Amazon for \$129.99 each. Discussion on colors available and what to order. Orange and Yellow were decided on (later to find out yellow was sold out so blue was ordered). Alternate colors will be used. Each basket does come with a set of discs that will be able to be signed out. Will add this to the POA agenda to see if they want to require a deposit (100% refundable) to borrow the discs from the park.

BRANDON PETTY 170-04

Brandon was sent an invoice. He replied saying he was not paying dues that the lot is not in his name and we could not force him to pay. Michele sent him an email back stating that we have an unfiled deed in his name in the office and he will be subject to paying dues and fines and that a lien can be placed if necessary. He replied in an email and this was printed and placed in his folder in the office as well. All emails back and forth

were forwarded to the board and are in a saved email folder in the secretary email.

Michele forwarded all this to the board and also had sent it to the lawyer. Who advised that we can contact the filed deed holder as to the dues and fines owed and we are within our rights to place a lien as he has a camper on the lot and per our DOR he must pay dues. Discussion was had on what to do. Michele will send a letter to Peggy McAfee and let her know what is going on and Brandon's key will be turned off since he is claiming he is not the owner of the lot.

NEW BUSINESS

WASTE CONNECTIONS

Michele spoke with one of the managers at Waste Connections about a more feasible solution to the trash issue at the park. Discussed were individual trash containers at lots of paid members and weekly trash pickup. It was going to be \$45 per month per person and this based on 500 paid members would cost the park \$22500 per month. That is definitely not feasible. The manager understood the issue we are having and said about the only way to limit what is put in the dumpster is to put some sort of tall fence around the dumpster and only allow a 3-4ft gate for members to walk through. This would cut down on large items. Our dumpster costs about \$1600 every time it is changed out with charges/delivery and taxes. He explained that size dumpster should last our park longer than it does and it is because people are throwing things other than household trash. He did say during the holidays when the park is full, we would go through a dumpster in a weekend possibly and that would be normal, but the dumpsters we have hold an equivalent to 16 full-size pick-up trucks and that's a lot of trash considering a regular household of 5 generates 4-5 large trash bags per week, so in a weekend that should only be 1-2 per camper site. He didn't have any other solutions other than a fence and did say if we built one it would need a 12ft gate that they could pull the dumpster out through and place the new one. We will table this for now as we would have to figure the cost of fencing and talk to Jake on how this would work for the park.

PAY OFF DEBT

The pumper truck has been paid off in full at just over . We are waiting on the bank to release the title.

Discussion on applying the pump truck payment toward the tractor payment if it is feasible after we start getting in assessments as the payments were figured into the budget. Tonya suggested that we ask the POA about this at the February meeting. This is tabled until the POA meeting.

CLEAN UP DAY

Danny brought up doing a park clean up week. There was much discussion on when to do this and how to proceed. Options included right at park opening, or a weekend/week there is a POA meeting scheduled, this may help get more members to meetings as well. Also discussed was cost of dumpster. Michele will look into the cost of a dumpster needed for miscellaneous items that are not household trash. Also discussed was allowing POA to throw things away vs leaving on the lot for our crew to pick up. Michele will talk to Jake on what he thinks on this and report that through an email. Discussion was to put this topic on the POA agenda to see when the POA wanted to schedule this.

SEWER

Adam would like to look into seeing what it would take to put sewer in the park. He states that he knows it would be a huge project and the board would have to look into this with ADEQ due to flooding. Michele asked if Adam would like to take this on and look into it and he said he would be happy to call ADEQ to see what we can do about that. Tabled for now to give Adam time to check with ADEQ.

WELL

Yancy is working on contacting well companies on cost and what needs to be done to get a well for the park and get off the Hardy water system. He is working on contacting a list of companies local to the area for drilling. He will update next board meeting.

2026 PAYMENTS

We have had several members reach out in the past to ask about making payments for assessments. We currently have 3 members on fixed incomes do this and the money just goes into the main checking and is not set aside. Carol would like to allow members to make payments and feels a checking account that receives deposits only would be great then in January the money could be moved to the main account to help jumpstart the year. Tonya would like Carol to check with the accountant and ask if an additional checking account would be a good idea or is there a way to separate it in QB.

PUMPING

Michele discussed the current pumping list. It takes about 4 hours to do and she is currently doing it. She has discussed other methods with Jacob and they have come up with using flags. Each member would receive a piece of PCV pipe to drive in the ground near the road and a flag to place in it. Flag up needs pumped, the guys would turn the flag upside down, also discussed having QR codes made to place a sticker on the camper by the valves and the guys would scan the code. That would download to a program so we could look up date and time campers were pumped. Michele would work on the cost for the QR program but doesn't

want to waste time doing this if nobody wants to do this idea and wants to continue the pump list via email. Tonya and Danny think this needs to be brought to the POA for a decision. Michele will add to February agenda, but may not have the cost of the QR program if we have to wait for a vote as it will take several hours of research for this. Tabled until POA meeting.

ADJOURNMENT

Motion made by Yancy to adjourn. 2nd by Danny. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Charles Mobley, Tonya Cole, Danny Washburn, Adam Farmer. Nays: Zero

ADJOURNED 9:31PM