

AGENDA FOR POA MEETING
APRIL 19, 2025

Meeting called to order at 10:01AM
Pledge of Allegiance was recited

ROLL CALL

Present: Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Dylan Johnston, Rondal Culp, Charles Mobley, Christine Wall (via phone).

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Kandi House made a motion to accept minutes from previous minutes. 2nd from David Mooneyhan. All ayes. Zero Nays.

APPROVAL OF FINANCIAL REPORT

FEBRUARY FINANCIALS

Mandy Cook asks about a \$5000 for vehicle insurance. Michele states this is yearly insurance on vehicles in the park. Same amount as last year. Pumper trucks x2, Car, truck. All vehicles. Mandy states okay. Becky McAdoo wants to know if we have shopped around. Carol states that we are shopping around for insurance for vehicles. And will continue to look for better pricing.

Lynn Richert made a motion to approve financials. 2nd by Mandy Cook. All Ayes. Zero nays. Motion passes.

MARCH FINANCIALS

Carol explained about vehicle insurance being paid twice on accident. Belinda (the new office person) paid the bill when it came in, then Carol paid it again not knowing Belinda sent a payment. Carol has called insurance and they are refunding the 2nd payment and mailing back a check that will be deposited. Carol also explained that she has calls in to cell-gate and bright speed to put the 2nd gate and internet on vacation till they are up and running again to cut back on costs. Tiffany Lassiter stated that they found a straight talk modem at Walmart for \$45 per month for their camper and if bright speed is going to be down awhile then we may look into that for the office. Carol states we can look into that if bright speed is going to be awhile.

Motion made by Dewayne House to approve March financials. 2nd by John Stowers. All ayes. Zero Nays

Discussion about POA members being encouraged to put bright speed on vacation mode until it is up and running currently bright speed says may be a month or longer in some spots.

NEW BOARD MEMBERS

Beth introduced Rondal Culp and Dylan Johnston as our new board members and everyone welcomed them. Both Dylan and Rondal introduced themselves. We are happy to have them on the team.

REPORT OF THE PARK MANAGER

Jake states that he is working with several agencies to help with clearing debris, and road work. Jake states there is to be no burning in the park except fire pits. There is a guy from DEQ that will be randomly driving around the park and he will be giving out fines if he sees large piles being burned. Again, campfires are okay in a fire pit. Michele will make notifications and put them up

at gates and buildings. It will also be posted on the POA page. Currently common ground in block 5 is set up for debris. This needs to be separated in 4 piles (metal, lumber, trees, trash) Any POA that see water leaks anywhere to let a board member know and we can check them and call Jake in if needed. Jake asks if everyone would watch as they are cleaning their lots not to hit the water lines. Dewayne asks about the metal and debris along the road. Jake states he will do his best to pick up off lots but only if piles are separated. Jake states that water was most important. Bath house doors in block 6 are propped open as there were many snakes in there. Be careful if you enter there as there may still be snakes in there. Lynn asks if we have damage to the dump station. Jake states that before we even started piling up in that area someone drove right over the septic and the lid may be broken but we .2025won't know until it is dug up. Once that spot is clear we can assess the tanks. Block 6 septic is up and running and the grinder is working. Jake can rope off the area in block 6 to keep people off it as well. For now, he will be using block 6 for pumping. Sharna asked about #3. Jake states it needs cleaned but that may be about it if we can get it cleaned and dried out. They will work on that as time permits. Block 6 also will need a new electric pole. Several asked about pump requests. Michele states that everyone needs to just send in their pump request and she can do the pump list from the laptop. Teresa Goad expressed concern about giving Michele more work at this time. Michele states it is what needs to be done and this board is committed to making sure the park continues to run. We will all have to work a bit harder. After hour water leak text Michele, Dylan, Carol, Beth we can get a message to Jake. Much appreciation from the POA to Jake and the guys for working as hard as they are. Jake states pools are slated to open Memorial weekend, sooner if we can get time to get them cleaned. Both pools will need emptied and power washed and possible painted.

OLD BUSINESS

LAWSUIT UPDATE

Beth has called Tim Watson, waiting to hear back. Also called insurance and waiting on a call back from them as well. The final person is still in litigation and we can't do anything at this time until insurance has finished litigation

COMMITTEES

ACTIVITIES (SHARNA BUTTS)

Right now, activities are on hold until the park can get cleaned up. Sharna would like to possibly use some of the activity money that has not been moved into activities to either open pools early or obtain porta potties for the 2 bath houses that are currently down right now #1 and #4. Beth has called Hedges and got some pricing. There was discussion back and forth about this. They charge \$85 monthly and come in weekly to clean and provide toilet paper. Jake states that we have 1 working porta potty in the park that we could use as well. Lynn says check with King Johns on pricing as well Beth will call them and do some price comparison. After discussion it is decided to order 2 porta potties for #1 and #4 bath houses.

Teresa Goad asks about cleaning up playgrounds and possibly using some of the activities money for that

Sharna states activities can plan a clean up day for the honey hole and the playground in block 1. She will work with the committee and plan a date for that.

There was also discussion on opening pools early. Tonya Cole made a motion to get estimates x2 for getting the pools up and running. David Sator states that should be opened to volunteers from the POA first to help with opening pools early. It was discussed in depth.

Danny offered his pontoon to help clean the river once the weather turns warmer. Sharna will get with him on this as well. There was more discussion on pools opening early and porta potties.

Teresa made a motion to temporarily rescinded her 30-day vote hold so that some voting could be done today. This applies to this meeting only. 2nd by Tonya Cole. All Ayes. Zero Nays.

Sharna discussed fireworks as Jeremy won't be doing them this year. This needs to be tabled until next meeting.

Vote on obtaining 4 porta potties. Tonya Cole made motion to get 4 porta potties. 2nd by David Sator. Money to come from activities. All Ayes. Zero nays

BYLAWS (DAVID SATOR OR KIM BONDI)

David Sator states meetings will resume this week. They were on hold due to internet issues providing delays. David states that they are hoping to present DOR, R/R and bylaws and articles to board very soon. Discussion of the tier system for assessments were discussed. Mike Bowers stood up and voiced that he is against assessments on every lot. Josh made a motion to table this discussion until the bylaws are complete. 2nd by Tonya Cole. All ayes. Zero nays

ABANDON LOT (MELVIN COLE OR TIFFANY LASSITER)

Tiffany Lassiter states the committee had its 1st meeting. Melvin Cole was elected chairperson and Tiffany elected secretary. There will be minutes added to these minutes from that meeting. There is a plan to have another meeting soon. Mark White voiced that we need to be sure to give time to get lots cleaned up before fines are given out.

NEW BUSINESS

WEBSITE MINUTES AND FINANCIALS

Tonya Cole would like the website updated with minutes and financials. Michele did work on that this week and the website is now current with everything allowed and voted on.

2024 AUDIT

HCI meeting rescheduled for April 24th due to the flood. We will update the POA in May after that meeting.

BATHHOUSES

Discussed above and no need for further discussion here

FLOOD CLEAN UP

Danny discussed screws and nails and metal in the road and suggested the need for a magnet for the pump truck or pick up front bumper to help get these items off the road. Motion made by John Stowers to purchase up to 2 magnets. 2nd by Tonya Cole. All ayes. Zero nays.

Also addressed earlier in meeting and no further discussion needed.

LOTS TO BE AUCTIONED

Tonya Cole asked about the lots that were deeded back to the park. Michele states that the deeds were filed at the clerk's office and soon after we received an email from Kathy Nix on one of the lots and we need further paperwork in terms of a death certificate for that lot before we can actually file that deed. We have contacted the land owner via mail and waiting to hear back on that lot. We will need to check if the other lot has flood debris on it and clean it up before it can go up for auction. Lynn made a

motion to have an in-person auction to park people 1st in august. 2nd by David Sator. All ayes. Zero Nays

STORE

Tonya Cole states she thinks the items in the store need to be sold and the store disbanded as it did not go over well. We will discuss this more in May to figure out what to do

YEARLY ASSESSMENTS

No need to discuss until bylaws are completed.

FACEBOOK PAGE

Tonya Cole wants to know why she is limited on FB. Beth explained that she released executive meeting information and financials on the FB page which were not allowed. Tonya and Beth had discussion back and forth. Tonya will have her FB restrictions lifted once Michele can get on the computer to do that.

ADJOURN

John Stowers made a motion to adjourn. 2nd by Julie Moss, All ayes. Zero Nays
Meeting adjourned 12:00PM