

River Bend Board Meeting Minutes

March 16, 2024

ROLL CALL

Meeting called to order by President Adam Farmer at 1037am.

Board Members present are Adam Farmer, Yancy DeLoach, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Dewayne House, Christine Wall. Absent Lynn Richert.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Debra Myers made a motion to approve February 2024 board minutes as written. Seconded by Dewayne House.

The following members voted Aye: Debra Myers, Amanda Gramling, Michele Sharp, John Dahm, Christine Wall, Dewayne House. Yancy DeLoach.

APPROVAL OF FINANCIAL REPORT

Discussion because of privacy laws to protect employees the accountant changed our QuickBooks entry to say journal entry instead of having the individual employees' names on them. The entries are placed in QuickBooks are grouped together. We keep time cards on all employees. All pays can be looked up individually but as what goes out to the POA is in a group. If an individual POA member wants the individuals pay they will need to fill out a FIOA form. It's a government change, payroll for all companies is private. It has to do with a new privacy act has passed federally. Time cards are being entered correctly and signed off.

Water system payment was delayed to get a few more assessments in. It was paid off as of March 15, 2024, \$27081.74 was the total paid and it will show on the March financials.

Tractor payment: Booklet was late in the mail and December payment was paid in January. January payment was also paid in January. It was set up on automatic payments. When a payment didn't come out in February, Kim called. The December payment was for January, January payment was for February. So, there will not be a deduction in February because it was paid in January. We will begin monthly automatic payments in March 2024

to pay for a portion. That account had to be used or closed due to inactivity so it was used for this and the remainder did come from the main account. The hose reel should be delivered soon and the maintenance crew will mount it on the truck.

Michele Sharp made a motion to approve the financials for February 2024. Second by Yancy DeLoach

The following members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Christine Wall, John Dahm, Amanda Gramling, Dewayne House.

REPORT OF THE PARK MANAGER

Culvert: 1 side was completed; Jacob is hoping to get the other side concreted in weather permitting in the next week or so. He just needs to finish up the concrete and the weather has to allow him to frame, pour and concrete to set.

Bathroom #1: Waiting on a couple parts, couldn't open till he could check for leaks. Should be open in the next week or so. Men's side can be opened now without urinals but would like to wait and open it when the entire bathroom is ready.

Roads: Not much that he can do right now. Road is so hard right now. Then we got a lot of rain and the roads were just a muddy mess. He will continue to work on the roads.

New car for park. Yancy found a car that had been sitting for a couple years. Ford Freestyle wagon. Had a small glitch with the gear shift but it cranked up and drove great. Car was purchased for \$1400, Yancy put a battery and brakes on it personally, park reimbursed Yancy for the rental trailer to bring the vehicle to the park. Cleaning lady has been using it and is able to keep her supplies in it.

REPORTS OF STANDING COMMITTEES

BYLAWS tabled until this fall

ACTIVITIES

Report given by Michele Sharp. Many things planned for this season. 1st activity will be the Easter egg hunt on March 30th. Younger kids will hunt in common ground in block 9. Teens will have a different kind of scavenger hunt around the park. It will include common grounds as well as POA members to participate.

Some of the up coming activities will include a parade and band for memorial weekend. Water kick ball and water balloon toss.

Also plans for many things throughout the summer that will be announced.

OLD BUSINESS

POLICE CODES

After the February meeting the police code was changed, the new number was given to Sheriff Shane Russell, he said he would relay it on to dispatch. Hardy police code was deactivated. The new code was supposed to given to deputies only. Someone in dispatch gave out the code again. So, it was changed again. Spring River ambulance has a code and per Shane's request Fire and Police will be given the code that was just given to them. Shane would like us to watch the code for any abuse and let him know if it is being used frequently and if it is being used by anyone other than deputies or fire.

MAILBOX

We had talked about a slot in the guard shack in block 9. Michele spoke with the post office and the mail carrier will not get out of the vehicle to put mail in a slot. We will

need to put up a mailbox where she chooses for it to go. Which would be across the road. It would be better just to keep the PO Box and pay for it yearly at this time. All agreed.

HOWARD BASWELL

Debra Myers says Howard bought a lot from RBP and never filed the deed so RBP is paying the taxes. Debra called Howard and let him know what was going on. He did not respond, Deb called him again and Howard said he looked for the deed and couldn't find it so he wants RBP to get a new deed and get it filed. Deb called Homestead Abstract where the deed was originated and it will cost \$75 to get a new deed for Howard to go file it. The park does have a copy of the deed that was not filed but an original has to be used to file. Adam states that if Howard agrees to pay the back taxes that RBP paid and the \$75 that the new deed will cost then the park will sign a new deed. Yancy would like whoever meets Howard to get the new deed signed to ask him about the park leasing/selling a lot in Sycamore that would give the park water access. We would like to buy the triangle that comes off the bridge. Deb will talk with Howard about this. John state he thinks Howard will be more likely to do us a favor if we take care of the deed and not worry about the past taxes. Deb will speak with Howard. Julie Moss state that she thinks there is some sort of easement that will prohibit him from selling it. Adam also will talk to him.

NEW BUSINESS

PURCHASE AGREEMENT

We have had several members call the office asking for a blank lease agreement. We looked at several lease agreements that are used in the park by various persons (Howard Baswell, Jason Thompson, Jason Reed) and Kim typed up a blank agreement. Can we provide a blank agreement to a POA member wanting to lease their lot. After discussion it was decided that the park will not provide blank documents to POA members for their use.

PERSONAL DEFENSE

Yancy would like to find someone that can come to the park to teach some self defense to the ladies in the park. Concern that the women in the park are at risk for attacks in the park. Adam states he can teach the class. We will work on setting something up.

ADJOURNMENT

Motion made by Michele Sharp to adjourn. Seconded by John Dahm .

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Christine Wall, John Dahm, Amanda Gramling. Adjourned at 1100am.

