

Board Meeting Minutes

July 20, 2024

Meeting called to order by VP Yancy DeLoach at 8:02am

Roll Call:

Present are Yancy DeLoach, Michele Sharp, Lynn Richert, Christine Wall, Charles Mobly. Absent: Adam Farmer, Amanda Gramling, Danny Washburn, John Dahm.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion made by Christine Wall to approve minutes, 2nd by Lynn Richert. All Ayes. Zero Nays

APPROVAL OF FINANCIAL REPORT

Motion made by Michele Sharp to approve financials, 2nd by Yancy DeLoach. All Ayes. Zero Nays

REPORT OF THE PARK MANAGER

Jacob Findley: Rural water is supposed to come on Tuesday and he will call Monday and confirm then call Adam and Yancy so they can make plans to be here and see what is said. Rural water is not sure that there is a leak now but will be out to see and discuss options. Can we check water at Biggers bed and breakfast, inspect well house and find out if they are using our water. The park has water lines that go directly to Biggers. Chris asks if we can sue the business for the water they use? That would be a question for the lawyer at that time.

Fire Hydrant at Biggers bed and breakfast. Can we lock that hydrant? Jacob will check with 9-mile ridge fire dept to see if we can lock hydrant. We will need 1 lock for that hydrant and may need to give fire dept. Motion made to purchase a fire hydrant lock for the fire hydrant at Biggers Bed and Breakfast made by Yancy DeLoach. 2nd by Michele Sharp. All Ayes. No nays.

Water leak in block 6. It's a 2-inch main line that was broke by tree roots. Jake will have to turn off water for a day and reroute the water line around the tree. He expects water to be down for about a day. He expects about \$200 to fix this leak.

Pools. Chemicals had to be used a little heavy. Shock especially because the liquid has to go in at night and he shocks in the day time and may need to buy some more. Also, there is a black algae growing and special chemicals have been ordered. Pool sand will get changed at the end of the season. New pump is up and running in block 9. Still need the filter hooked up. That will be done before opening in 2025.

POA wants to know why weed eating is not being done. Jake is mowing by himself while the boys pump. It will be caught up as time permits. Yancy has brought Jake some more spray to help cut down on the weed eating. Board is not concerned about the lawn care right now; we know that the crew is doing as much as they can. If he encounters problems then he can direct POA to the board.

Lynn asked Jake about gas/diesel purchases for 2 months in a row. Jake is not sure. Lynn will review the bill date. Jake says he has bought gas 2 times since May.

Jake has serviced the tractor once and it looked good. Yancy will get stuff to do it again and donate it. Jake says he has about 40 hours until it needs done again. Yancy asked about all filters and says he will make sure Jake has them in time. Hydraulics will need done in about 8 months.

No other questions or comments for Jake at this time

REPORTS OF SPECIAL COMMITTEES

ABANDON LOTS

Michele gave report on this. She states that 29 letters have been sent out to property owners. 13 lots have been cleaned up (either sold and cleaned by new owners or cleaned by current owners) 6 more have been partially cleaned up and are a work in progress. Letters are working. It is a slow progress but we are getting there. 2nd notices and fines will be going out. Michele said fine will be per lot (after meeting correction to \$100 per lot fine per R/R). And there are 14 more to check. Chris wants to know what we can do with John David and all the junk on his lot. Lynn and I talked about that and we will have to see what we can do with those lots because of his recent injuries. Yancy asked about non running vehicles on Denzil Stout property. They have not paid all their assessment. Using water, not getting pumped, and is not using bath houses as he has other places to use the bathroom. He was given a letter to remove non running vehicles from property in 30 days. He tried to blame the park for the broken-down vehicles because we let the park flood and his wife had to sit in water in the car and it rusted the CV joint and we should have to fix it. Then Mr. Stout said he would build a privacy fence. He argued with that and I cited the DOR. So, he said he will build a shed instead.

Also, Michele went through a list that she received from Kim. This list contained everyone that has paid assessments in the past but not in either 2023 or 2024 or in some cases both years. 47 letters went out last week with the location in the DOR stating that assessments are due even if lots are not used. A couple have already been paid. They have till 8.20.24 to get them paid. A few will set at a time so we don't get a huge bill from the lawyer. Lynn is concerned about them evening being sent to the lawyer. She says that we have a 2-year waiver in place and the waiver needs to be removed. Michele says that the 2 years won't be up till 2025. Michele said that if we send them before the 2 year is up it should be fine. A POA member will need to make a motion to do away with the 2-year waiver. Board agreed not to send letters to lawyer as long as the 2-year waiver is in place. Lynn does say that the waiver was initially for special circumstances but that has gone out the door at some point.

Jakes asks about a POA member wanting a survey on 114-09. Lynn says the property owner will need to get their own survey.

Yancy asked about the person letting grey water into a hole. Michele visited him and explained about ADEQ he said he bought the lot this way. He will fill in the hole and not use it any more. The board will need to recheck it to make sure that it gets filled in.

OLD BUSINESS

INSURANCE

Lynn passed out a new proposal from a different insurance company (see attached) comparing them with the old insurance it looked comparable. Right now, this is only for the commercial liability for now. It is 7k less than what the previous insurance company. Yancy said his insurance guy will have some quotes next week. We can send it all out by email and we can vote this week. Michele said Misty should also have something this week. All information was sent to all the insurance companies including price of a building. We will also check on deductible to see if we can get it a little higher if it will decrease the cost. Also, there is a for profit note on Lynns insurance and she will have that checked and changed this week when she speaks with her insurance person. BOD insurance and vehicle insurance are paid.

BUDGET

Lynn spoke about the budget. She and Kim have been going everything, if all spending goes through Lynn that would be great. If anyone has to call Jake in on a weekend, we need to message Lynn so she can watch when time is turned in so she knows that he was called in. Lynn says if we can stick really tight to our spending, we should be okay right now especially if we can get water and trash under control. Chris asked if people are getting fined for trash that is not appropriate. Lynn, Yancy and Michele are keeping an eye on it while in the park, Jake is also watching it closely. Jake says that people argue that the office says that they can dump anything. This has been ongoing. We have given out some fines for dumping the wrong items. All board members need to keep an eye on the dumpsters when they are in the park. The park has to pay to sort non house hold trash if the landfill catches it. As long as we travel along like we are then we should be okay.

WATER LEAK

Covered by Jake under his report

RULES AND REGULATIONS

Yancy brings up the violation for Aaron Jaco. Aaron had stopped by Yancy's lot and spoke with him. He told Yancy he is too embarrassed to come to the meeting and he knows he did wrong. He is in between jobs and if the board can reduce his fines, he will pay what he owes today. He was told the sticker was okay to use instead of lot and block by the office person so we will remove that

\$50. Reckless and Careless needs to stay. He was driving to the point he could have hurt himself or someone else. Property owner disrespectful stays. Destruction of property or private property. Aaron has fixed the 3 lots that he tore up. We can reduce the labor to 2 hours and decrease his gravel to half a load. He thought all the damage he did was in block 6 and Lynn let him know it was throughout the entire park and Aaron admits that he didn't realize that he had been that out of control. Fine was reduced to \$700, since he did fix the properties he had tore up, and sold his razor and bought a golf cart so that he is safer in the park.

Chris states there are a lot of ATVs, golf carts etc. that are on lots and not marked. She wants to know if we can write warnings for that. Lynn says that yes, we can leave warnings. Yancy would like to do away with warnings at this time, Lynn and Michele both say that needs to wait until next year because we need to mail them and that costs quite a bit.

Generator fine was paid yesterday, so fines are getting paid.

Chris wants lot and block made better on ATV's. There is a vote somewhere that says the size and we can look for that. That can also be added to the rules and regulations for next year. There are tags available at Michele, Lynn and office for \$3 each that has a tag, stickers and zip ties. That has been put out on a FB post. We can also sell them in the store. Hopefully the store will be open next weekend. The items are in there, just need organized. Michele donated a POS square system, and a tablet. All inventory is on the tablet. We can take credit cards.

BLOCK 9 LOT 167

Lynn looked up this lot, much of the lot actually is in the road. The actual property is very small. It will need sold as is, the road will not be moved. Michele can revisit with Austin and see if he wants it for the \$600 as he bid but it will be as is. Charles makes a motion to accept the \$600 if Austin wants to still purchase it, otherwise it will stay park property. 2nd by Michele. All ayes. Zero Nays.

NEW BUSINESS

NEW OFFICE HOURS

Lynn makes a motion to approve the new office hours. 2nd by Michele. All Ayes. Zero Nays. Motion passes. Hours will be posted to Facebook and in the office.

REGISTRATION FORM

New registration form passed around. All information remains the same just in a simpler format. New form will be posted to the website, and be available in the office.

ROAD IN BLOCK 9

Behind the playground there is a group of campers. They use a grass road behind the playground. There is a road that intersects this road from the existing road the bath house is on. The road in question is a rocky road that is mostly a run off. Ms. Foster in 076-09 asks if the road can be closed permanently or blocked. She called the office on Monday to see if we could close the road for privacy, and didn't want the kids on that road. Then she sent an email citing safety reasons to close the road. Discussion made on closing the road. Charles asked if the park would be liable for accidents on the road if it is closed. Answer is Yes as it is still a park road. Michele said if the road is closed then they will still drive there but they would drive in the common ground instead and tear up the grass. The road is rough and they can't drive fast down that road. Chris makes a motion to not close the road, 2nd by Lynn. All Ayes to keep road open. Zero Nays.

Charles asks about all year pumping. Yancy states it was just opened last year and weather permitting Jacob did pump campers. Chris asks if we need to charge for pumping because our fees run during a certain time. Reply from Yancy and Lynn was no extra charge. Winter pumping will be offered this year weather permitting, so pumping may not be weekly if the weather is bad.

Charles asked about handicap bathroom in BH 1. Lynn states our official handicap bathroom is BH 3, but, BH 2 is also accessible. Michele discussed up in block 9, John David just took a board up there and uses it as he needs it. Michele does state that the handicap chairs are in BH 5 in block 9. Lynn also put 1 in BH 1(block 4). So, there are options. If someone would like to build a ramp at BH 1 it would be great.

Charles asked if sign at highway would be put back up. We no longer have a lease on that billboard. Also, the previous manager did do some upkeep on the billboard so we did have some signs up there, but we are no longer maintaining that. We also don't need to advertise as we don't have camping areas to rent.

ADJOURN

Motion to adjourn made by Lynn. 2nd by Yancy. Adjourn at 9:15am.