

River Bend Board Meeting Minutes

February 17, 2024

ROLL CALL

Meeting called to order by President Adam Farmer at 1045am.

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

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Debra Myers made a motion to approve November 2023 board minutes as written. Seconded by Amanda Gramling.

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

APPROVAL OF FINANCIAL REPORT

Discussion on current paid assessments as of February 17, 2024 are 260 paid (5 of which are ½ assessments), Last year at this time there were 160 paid. The \$50 discount was well received by POA judging by the payments and this may be something to look at for next year.

Gravel: we used the remainder of the budget for gravel in December to order 13 loads to have in the park to start this season.

Pump truck hose reel: this was purchased in December but the money doesn't show out till in January due to the holidays and the company we purchased it from didn't cash the check until January, but 2023 money was used. We did use the money that was in the pumper truck account 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 November and December 2023 and January 2024. Second by Dewayne House.

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

REPORT OF THE PARK MANAGER

Every bath house in the park has been painted, and deep cleaned. Bath house #1 has a bit of trim left but all bath houses will be ready at water turn on date to be open.

Culvert. Plan is to have that done in the next couple weeks. We are covered under the Nationwide repair and maintenance permit and do not need a permit as long as we are just removing what is there and replacing it. The old culvert has been removed and the new one is

installed. Gravel is placed and concrete should be started next week but need to have it driven over for a bit to settle the gravel. Jake also found 2 PVC drains that were clogged. He has them unclogged and they are flowing good. He will build a box around them to protect them.

Roads: Jake has fixed the blade and has been working on the roads. We do have gravel; some has already been used but there is plenty at this time to get the roads ready. Jake wants to wait till flood season is over to do the lower roads that are prone to flooding. This is agreed by all. He may start on the upper roads soon.

Tractor: he has rebuilt the parts on the grappler and it is now usable with the new tractor. We do have an old Killefer blade that we need to sell. Discussion on the sale of this. Jake will get Michele pictures and we will post for sealed, silent bids to the POA be turned into the office with a TBD date once this is set up.

Water leak/Pump house. Jake discussed water being one of the biggest expenses. He has looked at the swing valve in the pump house and believes the problem is that this is running backwards. He plans to look at this and possible replace if needed when he puts the new pump in prior to water turn on. He will update the board on this at that time.

Water turn on date for the POA is planned to be March 15th. Jake plans to turn on water 1 week prior to that to check for leaks. Assessments not paid for will have water locks placed to help aide in prevention of theft of services.

Regarding brush and limbs from trimming or storms or floods. The debris must be burned on the POA's lot. We cannot have a central location for them to bring the brush any longer.

Pools. Block 9 pool has no suction at the bottom drain. The line is leaking from this drain. Jake is working on solving the problems with this. This is why the pool was green last year.

Gates: TSC may be carrying the parts we need to fix the gates. Mostly needed is the trolley pullies. We need to order at least 2 extra to have on hand at all times so Jake can fix the gates quickly. He will check if we can get the parts locally. If not, they will be ordered.

Jake would like to switch from shark bites to a clamp system when changing spigots. They are cheaper and easier to fix. He can fix 5 or 6 for the cost of 1 shark bite spigot. This is approved and Jake will order what he needs to have on hand to fix them as they break throughout the season.

REPORTS OF STANDING COMMITTEES

BYLAWS

Continuing to work on them, making slow progress. 80-90% completed. Plan is to have them ready to go to the lawyer so we can get them back for a vote by October to implement next season.

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

WATER OPERATOR

Steve Blansett has increased his prices. He has still not turned over the action plan he was supposed to make to the park. He is not giving the park the proper paperwork when there are boil orders. Jake is working with the water inspector to see if we even need a water operator since the city of Hardy sells us our water and they have their water tested. Jake said it is 2 years of schooling to be able to be the type of operator that the park needs. Jake will check with other water operators in the area to see if they are interested in servicing the park and check what they would charge. He will have this information to us by next meeting.

LAWSUIT

Dispositions has been moved again by the opposing side. The park has 2 lawyers. 1 the park has hired and 1 insurance hired. We will have to wait to see if they keep this next court time.

ADEQ PERMIT

Michele talked to Rachael Lipsey in Little Rock. Permit continues to be pending. They have had a cut back on personnel and now there are only 2 people working on permits. The park can continue to work under the old permit until the new one is approved.

NEW BUSINESS

POLICE CODES

The Hardy police code has been used 22 times in the last 3 months and no calls for have been made to the park. The police code has been handed out to others and is no longer secure. Example: POA member Ted Stout used that code to come into the park as his card that he had was not working. When asked where he got the code, he stated he got it from a friend on the Fire department in Cherokee Village. He was told this was a police code and he states he had no idea. We made sure all his cards worked and asked him not to use the code again. Michele will speak to Sherriff Russell and see what can be done to resolve the abuse of codes. This is the only code being abused.

CONTRACTOR PERMITS

Discussion is had about contractors coming in the park, how they are getting in and what we should do. There was discussion about charging a contractor fee for any contractor in

the park. This would not include POA members who do contract work if they are in good standing. Discussion was made about how much to charge.

Lynn Richert made a motion to charge \$50 for contractor license to perform work in the park. The contractor fee will pay for 1 card and a contractor permit (hang tag for their vehicle). Seconded by Dewayne House.

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Lynn Richert, John Dahm, Amanda Gramling. Motion passed.

MAILBOX

Discussion about the rising cost of the PO Box at Hardy. The park could purchase a secured mailbox to place outside the gate at block 9 for about \$300. This would pay for itself in less than 3 years by not having to pay for the PO BOX. Discussion was had about possibly cutting a mail slot into the gate shack. Jake thought this would be easy and he could put a key pad door lock on for packages. Then discussion of the post office will hold packages and leave a slip when something needs picked up.

Motion made by Lynn Richert to check with post office to see if a mail slot can be used for mail. Seconded by John Dahm.

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Lynn Richert, John Dahm, Amanda Gramling. Motion passed.

Michele will check with the postmaster this coming week and see if this can be done and report back via text/email with the results.

ADJOURNMENT

Motion made by Yancy DeLoach to adjourn. Seconded by Debra Myers.

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Lynn Richert, John Dahm, Amanda Gramling. Adjourned at 1132am.