

RIVER BEND POA MEETING MINUTES

February 17, 2024

ROLL CALL

Meeting called to order by President Adam Farmer at 12:37PM

Present: Adam Farmer, Yancy Deloach, Debra Myers, Michele Sharp, John Dahm, Dewayne House, Lynn Richert, Amanda Gramling (by phone).

Adam Farmer asks POA members present: Why do you come to the park? Jason Reed responded: fun, socialization, no phones. Discussion on making this year fun and safe for everyone.

APPROVAL OF MINUTES

Motion made by Debra Myers to accept November 2023 POA meeting minutes as written. Seconded by Carol Kirby. All votes were in favor. No Nay votes.

APPROVAL OF FINANCIALS

Debra Myers explained the financials to everyone. There were no questions at this time.

Motion made by Todd Overman to accept November 2023 financials as written. Seconded by John Dahm. All votes were in favor. No nay votes

REPORT OF PARK MANAGER

Jacob reports all bath houses have been deep cleaned, painted, repaired. And all bath houses will be open when the water is turned on. He will be hiring a part time cleaning person to keep the bath houses clean and they will work at least Saturdays.

Office has been painted, and the bathroom in the office is complete.

Culvert need driven on. Old culvert has been replaced. Plan for concrete next week depending on the weather.

POA had no questions for the Park Manager

REPORT OF STANDING COMMITTEES

BYLAWS

Continuing to work on them. There have been some setbacks with limited volunteers. Committee would like to be ready to send them to the lawyer by May and to the POA by September/October to be put in place for next season (2025)

ACTIVITIES

Lots of planning. Easter egg hunt will be March 30th. Watch the POA page and Activities page for updates. Discussed plans for cornhole tournament. Bingo and more. Trying to plan 2 activities per month.

Fundraiser by Tiffany Lassiter for the activities group. Tee shirts can be seen on the POA page.

Logo T-shirts will be available for ordering. Profits will go to fund upgrades in the bath houses.

REPORTS OF SPECIAL COMMITTEES

No special Committees at this time.

NEW BUSINESS

COMMITTEE SIGN UPS

Lists for volunteers are on the table by the door. There are several committees to sign up for. It takes everyone to help keep the park safe and clean. Please sign up if you would like to help on a committee. Sign ups will also be placed on FB.

DISCUSSION/VOTING

QUIET TIME

Discussion by POA about quiet time. With majority saying leave it alone.

Jason Reed made a motion to leave quiet time as it is currently. 12am -7am.

Seconded by Carol Kirby. Ayes 24. Nays 0. Motion passed

POOL HOURS

Discussion on pool hours was had. With the majority saying leave it as it is

Motion made by Adam Rufkar to leave the hours as they currently 10am -9pm on Sunday -Thursday. 10am- 10pm on Friday and Saturday. Closed on Monday for maintenance with the exception of Holiday weekends. Then it will be closed on Tuesday for maintenance

Seconded by Josh Lassiter. Ayes 24. Nays 0

YEARLY LEASING OF LOTS

Discussion on current way leasing is done. Must be 1 year. Property owner is responsible for damages caused by their lessee. Property owner must have a signed notarized lease in the office.

Motion made by Julie Moss to continue allowing yearly leasing. Seconded by Carol Kirby. Ayes 25. Nays 1

Craig Johnson made a motion that you must be on the deed to vote. No person that leases the lot may be able to vote. Seconded by Adam Rufkar. Ayes 23. Nays 1.

Mandy Cook made a motion that the Property owner must have an agreement on file with River Bend Park that Lessee signs to agree with the rules of the park. Seconded by Jason Reed. Ayes 3. Nays 24.

BOARD BONDING

Mandy Cook states she would like to see the board members become bonded. She believes this can be done for \$30 per board member per year. Debra Myers will look into this.

DEEDS AND REGISTRATION

Michele Sharp explained why this paperwork is important in the office. She explained that the property's often change multiple times per season and the Assessors office only updates twice per year. This leaves the property owners at a disadvantage to scammers selling their property. Example given that 3 times last season persons that did not own lots were caught trying to sell another person's lots and they were caught because we had the proper paperwork in the office. If we have your filed deed in the office then we know who actually can sell the lot. Scams are easy anymore and they prey on innocent persons and we want to protect the POA. Registration is needed to keep email, phone and addresses up to date in the office so we know how to get ahold of property owners. Example. Camper on fire... if we have your contact information, we can contact you. If we don't then you come into the park not knowing. Also, we know where to send your invoices so they aren't late etc. She also explained that there are multiple persons complaining that it says that you agree to the bylaws, DOR and rules/regulations by signing the registration, however, you agree to these same things when you pay your assessment as it is also written on your invoice. We are not doing anything with your information and these 2 things are required to pick up your passes/stickers this year. There were no questions from the POA on this discussion

BUDGET

Discussion on the current loans the park is paying on. Water System, Pump truck, Tractor. Adam would like to start paying off some of the loans. Water system was bought from Virgil Griffin. Initially it was rented at \$20k per year but in 2015 it was purchased for \$100k. The park was supposed to continue to pay the \$20k per year and have it paid off by 2020 but this did not happen. There is still \$27,870 owed on the system. There was a lot of discussion from POA about paying off this loan, including what surplus we started this year with. The surplus was around \$58k to start this season. Motion made by Mandy Cook to pay off the water system using the surplus money we started the season with since we have so many that paid assessments already. Seconded by Jason Reed. Vote of POA shows Ayes 29. Nays 0. Motion passes.

Yancy DeLoach then made a motion to take the \$921 we are paying on the water system and apply it to the pump truck to get it paid down. Discussion on if we pay off the water system, we need that extra money monthly to cover expenses. Yancy agreed and withdrew his motion.

Adam Rufkar then made a motion to use surplus at the end of this season to pay toward the pump truck and possibly be able to pay it off. Seconded by Todd Overman. Ayes 26. Nays 0.

Debra Myers then explained the difference between an audit and a review, and after speaking with the accountant, and since we do our own internal audits, the accountant thought a review would be enough. We will need 3 years of audits/review. Audits are \$4k per year and reviews are \$1k per year. This would be a significant savings to the park. Motion made by Lynn Richert to perform a review instead of an audit. Seconded by John Dahm. Vote: Ayes 25. Nays 0.

MEMBERS IN GOOD STANDING (GUESTS)

Explanation of what a member in good standing is due to multiple questions on Facebook and confusion from the POA as to what is required to be a member in good standing. Michele explained that in order to be a member in good standing your assessment should have been paid by February 1st which is the due date on the invoice, you should also have a copy of your recorded deed in the office as well as a current 2024 registration on file in the office. Members that don't have these items become not in good standing. Members not in good standing do not have permission to use any amenities in the park, drive the roads, they only have 1 key card and can be removed from the Facebook page. They also become ineligible to vote at meetings. Discussion was had and POA felt that since in the past this has had some exceptions that we should look at this again. Danny Washburn would like all cards turned off if assessments are not paid. Informed Danny that as property owners they have to be able to access their property so they have to have at least 1 card turned on. Craig Johnson made a motion that keys not be turned off and no removal from Facebook as long as assessments are paid by March 15th. If assessments aren't paid then at that time the keys get turned off and removal from Facebook. Voting is not included and assessments must be paid by the February meeting in order to vote, and you may not receive stickers/guest passes until your assessments are paid and your paperwork is in the office. Seconded by Jason Reed. Vote Ayes 21. Nays 2

GATE CODE REQUESTS

Reminder that gate codes must be requested by the Wednesday prior to the Holiday. Requests received after the Wednesday before the holiday may not be accepted and done in time for the holiday. Requests can be sent in (use the form on the website) for 1 week (Wednesday to Wednesday) prior to the holiday weekend.

PARKING PERMITS. REMOVAL OF CAMPERS FROM THE HILL

Reminder if camper is on the hill in common ground, it must have a parking permit on it. You must have the signed paperwork in the office, and it must be marked with your block and lot. All campers must be removed from common grounds the weekend prior to Memorial weekend or you will be charged \$50/week storage fee.

PUMP LIST REVIEW

The park has gone to an automated system for pumping. Requests must be in by 1PM on Saturday. You can text or email to rbpark.pumping@gmail.com. Do not include a subject. Only put your lot and block in the subject, any thing else will be refused by the system. Lot should be 3 digits lot should be 2 digits. Example (001-01). You also have 3 Friday pumps free if you forget to get on the list. If you use all 3 free pumps then additional pumps are \$25 payable at the time of pumping or prior to pumping. We will post a video on the Facebook page showing exactly what needs to be done. Pump lists will be posted prior to Monday. Reminder that pumping takes several days at times depending on the number of campers that will need pumped. If you feel you weren't pumped and should have been on the list you will need to call the office.

CATS IN THE PARK

Lynn Richert explained about trapping and having the cats in the park spayed and neutered to prevent more cats. She explained how a cat colony works and that the goal is to get to about 25 cats. She is working on getting donations to get the cats fixed and they are starting with female cats first. So far 13 cats have been spayed and she has donations for 4 more to be done. She is working with "Its raining cats and dogs" rescue to have this taken care of. Many thanks to Lynn for tackling this job. Also, the 2 Pitbull dogs that were dumped in the park. The male has been rehomed and the female did have 3 puppies that are available. Get with her if your interested in getting a puppy. They are working with the rescue to get the female dog fixed and also to find her a home. This is a very friendly and sweet dog if you're looking for a dog.

ADJOURNMENT

Motion made by Adam Rufkar to adjourn. Seconded by John Dahm. All in favor

Meeting adjourned at 2:57PM