

## POA MEETING MINUTES

APRIL 20, 2024

Meeting called to order by president Adam Farmer at 1231

### ROLL CALL

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

### APPROVAL OF MINUTES FROM PREVIOUS POA MEETING

Adam asks if anyone has a question. No questions. Motion made by Josh Lassiter to approve minutes from last meeting. Seconded by Rob Sharp. All Ayes. Zero Nays.

### APPROVAL OF FINANCIALS

Deb reports that payment to water system was paid on 3/5/24 and the remainder of the water system was paid off on 3/15/24 as voted on in the February meeting.

Deb reports that she spoke with Verizon and she was able to get a cheaper, better plan and it now has unlimited data and Jacob is able to use his phone better out in the park.

Deb reports that there looks like a duplicate payment on paper for the pumper truck. 1 is a ACH withdrawal the other is a payment. However, only 1 payment was made and this was corrected in quick books but she did not reprint the financials just to correct that.

Tonya Cole asks about 6 payments on the same date to Supplyhouse.com. This was for shark bites to repair water lines and the company bills when each item or groups of items were sent. It may have come from different warehouses or shipped on separate days. But the order was all placed at the same time. Jake explained that he ordered 18 but received them in 6 different boxes. Tonya questioned why that amount was spent and the POA not vote on it. Adam explained that Jake can spend money that is in the budget for things that the park needs and the approval is for if we need to purchase outside of the budget. Tonya voice concern of the water bill and the spending. Deb explained that we are looking at the water situation, the 1<sup>st</sup> bill did include flushing lines, filling tanks and such, but we are unsure of why the 2<sup>nd</sup> bill is this high and we have meter specialist and the water company meeting with Jake on Monday or Tuesday this coming week to check this out. Jake says that he was in the pump house last week for 1.5 hours and the pump never kicked on. Deb then asked if the tank inspection was included in the water operators fees and Jake said it will be. Jake will also take readings at least twice a day for several days and on Wed. or Thurs. and compare this to what the water company has to ensure our meter is reading right and the water company is reading correctly. Adam did compare the bills from last year and it is about the same amount of water used as last year and we can't control what we are charged but we are making sure there is no leaks. Deb also states that all spending has been stopped. All spending must go through Deb at this time to be approved prior to actually spending the money. There are regular bills and scheduled items that will be paid on time, but spending in general will be stopped unless it can be approved by the Treasurer.

Adam asks how many assessments we have paid. 371 have paid in full. Half paid 25. Unpaid 132. We do hope to have those 132 pay by Memorial Day and the remainder of the half payments Motion to approve financials made by Josh Lassiter. Seconded by Cindy DeLoach. All Ayes. Zero Nays.

## REPORT OF PARK MANAGER

Jake talks about putting gravel on the roads and trying to fill in the holes the best he can. He is putting cheaper gravel to put out. He is using the dirty gravel to fill holes then coming back over with the other gravel over it and it is holding right now.

Michele reports that she did meet with Andrew Riley who runs a finishing dozer to look at the roads per the POA request and see if we can do anything to help fix the roads. Andrew looked at 98% of the roads and said yes things can be done. But that would include ditching the roads and this is going to cause every property owner to have a ditch at their drive. His fee is \$1350 per mile to work on the roads. He can't cut down the roads due to water lines and bright speed lines not being buried very deep. Andrew's suggestion was that the park put as much gravel down as they can over the next several years to build the roads back up and once that has happened to crown the roads for the run off. This is something Jake is already working on the roads and has been putting down gravel. Tonya Cole mentioned the holes slow people down and she is fine with that.

Jake reports that weather permitting he will have the culvert done next week if the weather holds out. B&B was out of concrete is why it is not finished.

Jake reports bath houses are up and running and good. There was a shower leak that the cleaning lady found and Jake was able to fix that leak pretty quick.

Tonya asks about pools. Jake says they will be open on time. Tonya asked about the problems in the pool last year, and says there was a reported water leak. Jake says the pool was never leaking. What happened is people got out of the river and straight into the pool and it introduced a fungus into the pool that was very difficult to eliminate. We may need a sign that says to rinse off in the bath house prior to entering the pool, but that would be hard to enforce. The leak that went around last year was not a leak. Jake says the pool held water all winter and no leaks water level didn't drop, etc. The plan is to open both pools on time. Amanda reports that she did contact Mike who said he would charge \$100 to come out and inspect the pool once it is filled, that would be a full inspection. Amanda will contact him if it is decided to have him come inspect. Jake talked here about the broom handle in the pipe but the train came by and it was mumbled, but he did state that he has never found a broom handle in anything preventing a leak. Tonya mentioned that there was something about the returns not working. Jake said yes but that has been repaired last year and is not a problem at this time.

## ACTIVITIES

Michele reports Bingo is tonight, free to play, donations accepted and will go to the park. Concession stand will also be open and that money will stay with activities to keep the stand open this season. All ages welcome. Josh Gertz asked do we do things every month. Michele explained that the group is new this year and we are hoping to do something fun monthly. The Easter egg hunt went great. The teens had a great time with the scavenger hunt and some of the pre-teens want to do that next year instead of hunting eggs. Next planned activity is Memorial Weekend. Parade, then build a boat from cardboard and race in the pool. Also in the works is an adult scavenger hunt. Also have a few fund raisers planned.

## NEW BUSINESS

Decrease the POA meetings to every other month.

5 POA members are present at today's meeting besides the board and spouses of the board. Do we really need to have monthly meetings if nobody is going to be here.

Adam states its in our bylaw that if a POA wants to have a special meeting for something that can be asked by the POA and a meeting will be held. Adam states the board works

constantly behind the scenes and we are fine having meetings but the board is spending from 9-3 every 3<sup>rd</sup> Saturday working at meetings and the POA don't come. Board meetings will need to be monthly. Julie McMahon states that she thinks that this should be put out to the POA and give people a chance to attend next month and make a vote. Rules and Regulations have to be held 30 days but this is a bylaw and doesn't have to wait. Tonya has concerns that the financials will be behind 2 months. She does state that she does know that the financials are what they are and can't be changed. She asks if they can be posted without approval and Deb says no, they have to be approved before posting. This question has been asked before and the answer has always been no they can't be posted without approval. Deb states it may be in Roberts Rule but she is not sure, but she has always been told that. Board can meet at 9am monthly and be done. So, this is just to move the POA meetings. Julie would like to make a motion this month, and post that this vote will happen to notify the POA of the vote. Announcement will be made on Facebook, and posted at the gates and common buildings. Motion made by Josh Lassiter to decrease POA meetings to every other month to be voted on at the May meeting, June would be the skipped month and so on. Seconded by Cindy DeLoach. All Ayes. Zero Nays

#### Honey Hole

Jon James approached Michele about cleaning up the Honey Hole. His proposal is to have sand put down there. Michele told him that there is no park money for sand or equipment or labor to do this. Jon volunteered the first \$100 and said he would bring his tractor to do the work. Jake says a tractor will sink. Deb states that the park should not take on that liability. Yancy and Adam talk about that spot being an eddy and it is going to be a constant mess as it is now. Army Corp of Engineers would have to be contacted in order to do any work on the river bank. Michele asks for a motion to allow Jon to do some work on the honey hole. There is no motion. Michele will let Jon know that this died on the floor.

#### Quiet Time

Deb states that we had a gentle man call the office phone at 3:15am on 4-14-24 and leave a voice mail about a noise complaint. The noise was coming from Block 3 lot 007. He called again this morning and wants the board to put a stop to this. Michele stated that she is about 6 or 8 lots up river from this lot. We drove past this lot about 1030 last night and the music was not loud at that time. But about an hour later Michele went outside and the music was loud. I went back out about 1 am and could hear the words in the music. Tonya asks if this man can talk to Daniel and it was explained that this was tried last year but that there are so many that gather at that lot that this gentleman is concerned of retaliation. Deb also said that she could hear it at her lot and she is quite the distance from that lot. We have told him to call the police and file a complaint. This has been an ongoing issue with this lot since last year. Michele mentioned that one weekend we could barely get the jeep down the road due to the SxS and vehicles parked on the sides of the road. Adam says we are as a board working on this issue and once we have an answer from a lawyer, we may be able to get a better handle on these matters. Amanda states that at the end of the day he should have respect for his neighbors but we know this is not the case. Lynn mentions that there is a 2<sup>nd</sup> person on the deed and that we may try to see if we can contact him and make him aware of the issues. Michele will try to call the other person on the deed next week.

## Store in the Park

We have been talking to a civil attorney and most say we can't make a profit. The attorney says that's not true but we have to put all money back into the park. Also asked was do we have to have the entire POA vote on this subject. We are allowed to open a store in the park if the POA agrees. What we would like to do is open a mini store in the park, the profits from this store would go to the park to pay off debt, put toward buying needed things, upgrading bathhouses etc. Michele explains that the activities group has talked about this and activities will initially take on the task of getting things up and running if it is passed by a vote of the POA. Because we don't want the park to incur any cost. We would like to have a giant yard sale with donations of items made by the POA. We would have the yard sale and proceeds from the yard sale will start the store. We also want to look into getting an ice cooler so we can sell bagged ice in the park. The store would initially run out of the activities room and hopefully grow in size to be able to have a separate building for this. We would like to offer things like charcoal, lighter fluid, basic things, swim rings etc. The store would be open a few hours a day and run by volunteers.

Possibly in the future maybe have some teens of the park get paid to work in the store. There is concern of how money will be tracked. Michele states that we will have a separate account for that and a register that would be able to be presented of inventory and sales. Michele will ask Kim to help her set this up and be able to make a report just like we have for our financials. This store finances would also be monitored by the treasurer. Deb asks about insurance, Lynn about a permit for selling food. We won't be selling food like burgers and such. It will be staples; Lynn thinks ice will be a great idea, but there were problems with the money disappearing in the past. Tonya states she thinks this would be good for the park. Josh asks about if we can have the ice that gets made, we can't have those because of health department rules, permits, separate water, buy into the franchise. We would have to have a chest; Michele asks if we can plug an ice cooler into the community center without causing power problems. Jake says that should be fine. Those present think this is a great idea but Julie also would like to put it on the agenda for May to see if more people will come to the meeting. Adam states the POA had every chance to be able to vote on items that we talked about today and they choose not to come. Julie agrees that more members need to come to the meetings. We couldn't post this on the agenda before it came out because it had to go through the attorney first. Those present said have the yard sale and post that that is going to happen. Just post where the money is going to go if the store doesn't pass vote. Motion made by Josh Lassiter that we allow the activities committee to open a store with the proceeds being put back into the park to benefit the park as a whole. Seconded by Josh Gertz.

Vote will be held until May. Michele will post on the POA page.

## Sale of Lots

Josh Gertz bought into park, 97,42,96,44,45 in block 2. Lot 43 belongs to the park and he would like to purchase it at some point. He has been keeping the lot up for the last 2 years and doesn't mind mowing but he would like to purchase that lot from the park. We discussed where his lots are and where lot 43 is. Much discussion about where the lots were located. Discussion about how to sell it. We can put it up for sale but we would have to have a silent auction/sealed bid and the lot would go to the highest bidder. To be transparent we have to offer them to all of the POA. Lynn states wants to know what lots

the park still owns because she thought they had all been sold off. Michele will get that list and send it out to the board. Tonya says we should sell lots that can be sold and we are not doing anything with them and having to pay taxes on. That money would help the park especially with the high-water bills right now.

Deb brings up the review/audits. This was voted on by the POA to have review done instead of audits. We will put this aside for now due to the cost but we will have to have them done sometime this year. No outside audits/reviews have been done in years. Deb says once spending is okay again how far do we want to go back. Everyone discussed 2 to 3 years. Majority says 2 years which will be \$2000. Decided 2 years for a review once spending is okay to have it done.

Then perform reviews yearly at \$1000 to keep up the audits.

#### ADJOURNMENT

Motion made by Josh Lassiter to adjourn meeting. Second by Cindy DeLoach. All ayes. Zero Nays. Meeting adjourned at 1:52.