

POA MEETING MINUTES

May 18, 2024

Meeting called to order by Adam Farmer, President at 1235pm

ROLL CALL

Adam Farmer, Yancy DeLoach, Debra Myers, Michele Sharp, Amanda Gramling, Danny Washburn, John Dahm, Lynn Richert.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion by Angie Ostermeier to approve minutes, 2nd by Josh Lassiter. All voted in favor. No nays

APPROVAL OF FINANCIAL REPORT

Angie asked did the water system get paid off. Debra replied yes it was paid for in March. Adam explained the water bill and usage and the plan on Rural water coming to take a look and help figure out what is going on. John Beylew asks how much water the city of Hardy uses and we don't have that information. Adam says it is most likely public knowledge and may be able to be obtained by visiting city hall. Questions on other overages including equipment expense and park expenses. Legal fees will be under budget.

Several want all OT stopped, but want someone on the weekends. We are working on that right now, but we have no other employees. We have 4 employees, Jacob, Jayden are full time. Kim and Tracey are part time. Tracey may be able to come on a Saturday to help clean the bathhouses.

Adam says we also need to make you aware that our liability insurance will be non-renewed in July and its probably going to go up. Angie asked what insurance company. Deb states that Teresa is a broeker and Debra states that she is unsure which insurance company does our liability as we have several different companies for insurance.

Motion made by Angie Ostermeier to approve financial report, 2nd by Carol Kirby. All in favor. No Nays

REPORT OF PARK MANAGER

Pools one will be open by Memorial Weekend. Block 2 may not be open by then but should be the week after. Maintenance is running short handed as Dana has quit, so he is trying hard. Pool in block 2 has to be painted and the weather is a problem. We can't paint if its raining.

Handicap chair in bathhouse 9 requested. Carol Kirby will donate a chair to get placed.

Why are we over on budget on overtime and why can't we hire more help. Jake will replace the person that just quit. Tonya Cole talked about something set up a few years ago to stop overtime. Tonya would like that put back in place. If they are going over on hours they need to adjust the rest of their times. Tonya states we need to have someone on the weekends scheduled to prevent overtime. Adam states he

has tried it and we will continue to work on this. Several POA members volunteered to help Jake if they just knew what to do.

Culvert. That project is to be completed right after the pools are open weather permitting.

Roads. Rain is washing out the roads and we need to wait till the rainy season is over so we aren't wasting gravel. There were several complaints on the hill in block 9, mention of putting in ditches to divert water off the road. Adam says that could be looked at. We will get through the next holiday and see where we are at with the budget to see where we can borrow money for gravel.

REPORT OF STANDING COMMITTEE

ACTIVITIES

Parade planned, and boat building and floating in the pool we will have cardboard, duct tape and Styrofoam. A member (unknown name) offered wood pallets and we don't want to put that in the pool. We will have a band Saturday night. Foul Play with Adam Jackson and Benji Hess. They will play up here by the office.

ABANDON LOTS

Danny Washburn will head it up, he would like a few more people to help with this committee. Asked for volunteers. Rob Sharp, Jason Reed, Darrell Richert and Tonya Cole volunteered and Danny will get with them on this project. This group will look at lots and decide if there is a lot that is abandoned, they will get photos and get that information back to Michele and she can send out letters/Quit Claim Deeds to the property owners to get their lots cleaned up. We cannot clean the lots for them per the attorney that is a liability to the park. We can assess fines though if they don't want to clean up their lots.

FINANCIAL COMMITTEE

We also need 2 more volunteers for the financial committee. They meet on Sundays for the Audits. Tonya Cole and Ashley McQuay volunteered for this.

OLD BUSINESS

POA MEETING EVERY OTHER MONTH

This was a motion made at last POA meeting.

Adam explained on the decreased amount of people that come to the POA meetings and we discussed decreasing them to every other month. The next POA meeting will be in July. Board will continue to meet monthly. Adam explained that any POA member can request a special meeting if there is something that needs to be addressed. We can have unapproved minutes in the office to pass out. Ashley McQuay wanted the website for the financials. She will see Michele after the meeting and be shown how to get on there. Vote 31 Ayes. 0 Nays. Motion passed.

PARK STORE

Last month a motion was made to allow the park to have a store. To start it up we will have a yard sale, proceeds will purchase the items to start the store. The store will start being run out of

the activities room. Adam explained we could use the money for what ever the park needs. Money would stay internally. Donations will be accepted for the yard sale, anyone in the park would be able to donate. Date will be announced. Ice machine may be possible, Jake has checked the breakers for ice cooler. Jason Reed asked about propane. Josh Lassiter has been in contact with Jessie Craft to bring in tanks and so far, those people are not willing at this time. Jessie doesn't want the liability if a valve is broken, he is out money to fix it. In the future we may be able to find someone. Proceeds will grow the store and extra will go to the park. Questioned who would run it. Michele explained that activities will volunteer to run it and will be open to other POA members at some point. We will keep accurate records that will be available to all POA members in good standing. Gloria Fletcher offered to help find good deals as well. Votes. 27 Aye, 0 Nays. Vote passed.

LOTS FOR SALE

Announcement of Lots for sale. New owners Block 2 Lot 43 went to Josh Gertz for \$3500, Block 9 Lot 115 to Austin Lancaster for \$3000. We will repost Block 9 Lot 167 as well as list the property on Oak Ridge Road, 3 acres of land with a small pump house. Park can't do anything with that property. Those will be listed shortly. There is a Bill of Assurance available in the office for anyone to look at it. Lien against Oak Ridge is cleared, it was cleared once the water system was paid off.

Several asked about a spot to put in the river. We had 2 deals worked out and both have fallen through. 1 property owner backed out; the other person won't lease unless the park can provide insurance. We will continue to look for other options for a place to put in the river.

NEW BUSINESS

RULES AND REGULATIONS

The rule about being 12 years old to ride is brought up. Gloria Fletcher believes the age should be raised. Explained this rule is for ATVs, SxS, Golf carts. She is concerned about a child getting hurt. She is not talking about regular cars/trucks. Adam explained the changes we made in the wording to this rule and it will now read unless direct or electronically supervised (including life 360, apple tags etc). Adam explained how the farm state rule works. This will be reposted in the main areas, as well as sent out to emails as needed. (unsure of name) someone wants the kids quieted down as well blasting music and yelling while riding around the park. Board can't do anything about that unless they are breaking quiet time. If someone is unruly, driving wrong etc. we need video and we can take action, but we need video and lot and block. Some members are concerned of kids not being monitored. Adam again states we need video because we can then go to the parents/guardians and share video with them/write violations etc. Jason Reed shares a concern that a disgruntled POA member will turn someone in to get a fine just because they are vindictive. Jason stats that even in life they get a chance to fight a ticket. Adam explained that all video will be reviewed by the board and anyone that receives a fine can request a meeting with the board to appeal any fine/warning. Everyone was happy with the facility to appeal to the board. Adam gave an example of video received for noise after quiet time to be turned in for a fine. Adam sent the video out to the board, we all looked at it, Adam

talked to the person being accused and no action was taken. Adam explained that the board will review everything.

Dale Anschuetz would like to know if we can put together a volunteer security committee and who is going to enforce the rules. We will discuss this and see if this is something that can be done. Adam explained that the board will enforce the rules and regs. Discussed ATVs, campers etc. and how that gets enforced. Adam explained that anyone can take photos of broken R/R and send them to board. When do fines start? Immediately. Fines will accrue interest after 30 days and after so long letters will go out to by the lawyer.

Also, under Alcohol/Illegal Drugs it will be amended to any CHILDRENS activity/function.

STOP SIGN

Several members would like a stop sign placed down in block 5 to help slow the kids down.

MOTION TO ADJOURN

Motion made by Angie Ostermeier to adjourn, 2nd by Cindy DeLoach. All ayes. 0 Nays