

POA Meeting Minutes

July 20, 2024

ROLL CALL

Meeting called to order by VP Yancy DeLoach at 10:03am. Present are Yancy DeLoach, Michele Sharp, Lynn Richert, Christine Wall, Charles Mobley. Absent are Adam Farmer, John Dahm, Amanda Gramling, Danny Washburn.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion made by Tiffany Lassiter to approval of minutes from previous meeting. 2nd by Carol Kirby. All Ayes. Zero nays. Motion passed.

APPROVAL OF FINANCIAL REPORT

Deb Myers has question about what did we pay Homestead Title \$150 for. Lynn replied it was for 2 deeds. 1 was for Chad Phelps on the Oakridge property, 2nd was to replace the deed not filed by Howard Baswell so that he could get that lot filed in his name and the park could not be responsible for the taxes on that property.

Deb Myers also has a question on where the rest of the lot sale money is. \$3500 was not paid until July and it will be on July financials. \$13000 is in June. Deb asked why the line item is in assets and not lots sold. Lynn said she didn't know that but that is where Kim put it.

Motion made by Debra Myers to accept financial report as written. 2nd by Carol Kirby. All Ayes. Zero Nays.

REPORT OF THE PARK MANAGER

Mrs. Foster wants the road blocked in block 9. We had talked about this in the board meeting and Yancy explained that the park can't legally block any road in the park, because we would have to allow other roads to be blocked in the park.

REPORTS OF COMMITTEES

ACTIVITIES

17 and under cornhole tournament at community center next Saturday. John White has volunteered to assist with this adventure. He is knowledgeable in the game and we may learn more so that we can have a cornhole tournament for adults as a fund raiser.

The Store will open next Saturday as well. We will accept credit/debit cards. Everything is listed on tablet. Debit/Credit cards will go directly into the checking account. Still working on getting an ice contract. Everything other than sodas that was on wish lists has been purchased.

Lumber/lights/labor was donated to build activities a loft in the room so we have much more storage. Thanks to Jody Kelly, Adam Farmer, Kathy Hall, David Sator and Josh

Lassiter for time and supplies to help activities out. Yancy said this is an excellent example of what they could do for the park instead of what the park can do for them.

ABANDON LOT COMMITTEE

29 letters have been sent. 13 of those lots are clean, 6 more have been started. The ones that have not done anything will receive a 2nd letter with a fine. Also, everyone that has dues owed to the park also received a letter to get their back dues paid. This is a work in progress and we have 14 more on the list to have letters sent. Please be patient with the board to get this progress made. Dale asked about the letters going out. Michele explained the letter and the DOR on not paying assessment through abandonment or nonuse. Dale wants to know if we can reclaim the lots, it was explained that we couldn't take them back but some of the property owners are selling some of the lots. We can send the unpaid dues owed to the lawyer. Dale asked if liens can be placed on lots if their back assessments are not paid. Lynn explained that liens can be placed through the lawyer for money owed to the park.

Michele explained about the 2-year waiver in the park that the POA previously voted on. Initially it was set for hardship but has just grown that everyone that hasn't paid in 2 years is forgiven.

Debra Myers made a motion to immediately terminate all waivers and all assessments are due immediately. 2nd by Dale Anschuetz. Angie Ostermeier states that was placed several years ago as an incentive to have people come back into the park but it now has grown to people skipping 2 years and paying the 3rd year but they use the park and bath houses and common grounds any way. All ayes. Zero Nays. Motion passes.

OLD BUSINESS

PARK STORE

See under Activities

NEW BUSINESS

Lynn reports that there is a POA couple that want to have a wedding in the park Sept 7th. They would need to use the common ground in block 6 for tents and pop-up campers. They would like to reserve the community center for a reception after being married at the honey hole. There was much discussion between the board and the POA members present to include liability, extra trash, use of bathhouses and extra supplies in bathhouse along with increase in electricity by using community center. Will the couple sign something that makes them responsible for any damages, or releases the park from any liability if someone is hurt? How many extra people will be in the park, wear and tear on the roads? There will be about 125 or less people. They will get a gate code. POA would like a fee to be charged to them for use of the bath house/wear and tear on the road. Kim apparently told them they could get tags for all the vehicles. Lynn said that the couple said they spoke with Michele. I did speak with them in the beginning of the season and was told that they could have guests and would have to pay rental fee on the campers, and

Michele was told this would be a small wedding. Concern is brought up of use of supplies of toilet paper used in bath house. Deb says anything over 10 visitor passes needs to be charged for, all campers will need to pay \$30, extra fee for trash, do we need to have Tracy come in to clean that bath house. Ultimately it was decided that Lynn and Michele would go have a further discussion with the couple to clarify things. Including bringing ATVs, use of bathhouse, will it need extra cleaning.

Angie has questions about the DOR and Bylaws getting finished. Deb states they were tabled since we worked on the Rules and Regulations. We will reappoint a committee in September to get them finished. May need to add something about special events so things like weddings are not an issue again also may need to see about changing from 9 to 7 board members. Table till September.

ADJOURN

Motion to adjourn POA meeting made by Debra Myers. 2nd by Josh Lassiter. Meeting adjourned at 11:01am.