

BOARD MEETING MINUTES

OCTOBER 19, 2024

Adam called the meeting to order at 8:30am

ROLL CALL

Present: Adam Farmer, Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall.

Absent: Danny Washburn

Adam apologized again for the way the September meeting was handled and promised that it would not happen again.

APPROVAL OF THE MINUTES FROM PREVIOUS MEETING

Adam brought up Earnest Halls fines and that we need to revisit this issue as we only dismissed 1 fine and really not all of them. Michele states that at the board meeting Adam dismissed all the fines on the vote for the hang tag issue and that cannot be reassessed as fines. We need to let that drop and move on and learn from the mistakes we all made during that meeting. Yancy states that all appeals will be done in executive meeting per the appeals process that the board has adopted. The appeal process was voted on in email motion but will be signed officially and put into play at the next board meeting.

Charles made a motion to approve minutes from previous meeting. 2nd by Yancy. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero

APPROVAL OF THE FINANCIAL REPORT

Michele states that Lynn emailed that out to the board prior to resigning and since they were emailed they were not printed for this meeting. Tonya Cole was the only POA person present and she did have questions from the last meeting that Lynn passed on. Michele said the cash app situation was as follows: Kim told Michele that the way the account was set up we could not transfer the money into the bank without costing (Kim had done a transfer and Lynn and Michele discovered that she did an instant transfer which does charge, but if we wait it doesn't charge) and she ordered a cash app card for use. Michele has been using that card and turning in receipts. Michele is not familiar with cash app so relied on Kim for the correct information. However, after Tonya asked questions at the September meeting, Lynn and Michele looked into it more and discovered this information was not true and did transfer \$765.85 over into the bank account for activities and have deleted the cash app card. All cash app transactions will be moved into activities/store etc. where it belongs once it has cleared cash app. And money spent will be only on the activities debit card from now on or a check written from main and transferred out of activities. Tonya asked if cash app can still be used and Michele said yes. Tonya is concerned of the name on the cash app card. Michele states it is in River Bends name and always has. Tonya states cash app was connected to the bank previously back in February. Michele states that Kim disconnected it from the bank and ordered a debit card to use. Michele is to look into the cash app and see if she can find the changes. Michele states that when she took over activities in March or April she used the cash app card to purchase things and receipts

are attached to the expense forms showing that the cash app card was used. Those receipts are in the office.

Yancy asks can we use the remainder of the pool budget to something else. Yancy also discussed maybe having some gas money left over. All the money is still in the main checking so it can be used somewhere else.

Michele made a motion to approve financial report. 2nd by Beth Sator. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero.

REPORT OF THE PARK MANAGER

Jacob Findley was absent so Adam asked Michele for any input she has from speaking with Jake.

Michele states the pool inspector came out via a complaint that the rope in block 2 pool was broken. Jake said the pool was closed immediately when the rope was broken and has not been reopened as the pools are closed for the season. Lynn did put a note up for the broken rope and it was dated. This was accepted. The pool inspector also questioned why the pools are green and Jake told them that the pools have been closed for a week and no chemicals. The pool inspector did continue his inspection and noted that the concrete in pool 2 around the skimmers that can be fixed before next year. Discussion among the board about how the pool will be fixed. Jake told Michele that he is going to patch this hole and try to move the rope toggle over to a new spot. Chris also asked about possible break away ropes to prevent the breakage next season, we will look into this and see if this is possible. Tonya asked about painting a line, Michele had called the state and they said we had to have a rope that floats on the top of the water.

Michele states there was a water line in block 2 that required a deep dig but it is now fixed. Jacob needed a jack ordered for the dump trailer because it was worn out, this was ordered and he will replace it when it comes in. Ramp by dumpster was sturdied up and shingles placed for traction. He will also be working on trimming trees along the roads over the next couple weeks. Tonya asked when he will be winterizing the pools and water turn off. Michele said he plans to turn off water 11.29.24 and will winterize the pools and bath house at that time. Adam says there is an issue that her has talked to Jake about an ongoing issue that was supposed to be done prior to start up this year and it still has not been done. Adam says the 2nd pump at the pump house was not installed prior to turning on water. He has told Jake that this is to be installed by December 15th. He can wait till water is off to do it so no water goes through the pump. Jack is to contact Brandt Barksdale to get any parts for the pump from him and have it shelf ready to go by December 15th. The board agreed that this is a top priority. Michele is to have a work order written with a due by date on there. Adam states that we have electric up at the pump house and there is no reason for the pump house to freeze. Michele states that she knows Jake put a heat lamp up there this past winter and that helped. Yancy said there is a thermostat that can be put on the lamp to kick the lamp on and off so it doesn't have to run all the time. Yancy will look for that and send that information to Michele and Carol so that one can be ordered before freeze time.

Chris says that a POA member has asked that the park mark the bath houses with their numbers so they know what bath houses are being talked about in the park. Michele will put in a work order for this

Charles asks about the Highland water situation possibly getting into the park. Jake has talked to the engineer and it is possible, but the tank would need to be in block 5 built high enough to get water to block 9. Highland water will not put in individual meters for all people in the park.

Adam talks again about getting a well dug. We will look into this over the winter and see what the costs will be. We do not have a plot map with all the water lines. Adam is going to get with Jacob to get a map of all the main water lines. If we move forward with a well an engineer will need the lines. However, if we put a well up by the water tank, we could pump into the tank and continue to fill the tank and gravity feed the park just like we are doing. There is 2.05 acres up by the pump house so that should be enough to dig a well. Adam is going to do some checking on this.

REPORTS OF SPECIAL COMMITTEES

ABANDON LOT COMMITTEE

Rob and Michele drove around a couple weeks ago and 39 more letters were sent out. Some with fines, some were just warnings. All lots that looked abandoned through trash/wood/overgrown etc. received a letter. There is 1 lot in block 4 that is supposed to be sending a quitclaim deed to the park to sign back over their lot but that has not believed to have been received yet. Lynn has sent everything that he needs. A nephew or relative is helping with this, the owners the man has died and the wife is in long term facility. Michele states we have had 18 people either sell their lots and the new owners paid assessments or the owners have come in and paid their assessments through the use of the abandon lot committee. Kudos go out to the committee for their hard and diligent work in this.

Adam brought up the water bill at this time and states he has compared water over the last several years but this year was crazy. Adam states that we will need to really watch the water at the beginning of the season next year. Lock has been placed on the fire hydrant and the city installed a check valve at the pump and that may be why our water has decreased. Also Michele states that the water bill for this month is only \$107.xx. Jake when to check the meter and discovered it was not lit up, he called the water dept and talked to Steve who told him the pump was asleep and would come back on when the pump activated, so Jake and Jayden went and triggered the pump and went back and checked the pump. It did not come on. Apparently, this past week Hardy water went and checked the pump and the batteries in the pump were dead and the solar trickle charger was never hooked up by the water people so the meter hasn't not been reading the water usage most of the month. Stever asked for water readings from Jake, and Jake gave him what he had from September.

Adam also talked about sewer possible being put in for individual lots. This would be a very big expense to the park but may be something for the future.

BYLAWS

Beth has a meeting this afternoon with the new committee and they will be continuing to work on that some more and try to get them to the board by the next board meeting. We would like to have it to the lawyer by December 1st, if possible, back from lawyer by

December 15th and mailed out to POA by January 1st, back to the park by January 30 so they are in place when dues are paid for 2025.

Michele would like to see the due date for invoice to March 15th. The POA voted to turn off cards, remove from Facebook etc. by March 15th. Michele made a motion that due date for dues be changed from February 1st to March 15th, but if you pay by February 1st, we will offer a \$50 discount. 2nd by Carol. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero

Tonya Cole states that she heard dues were being increased to around \$1300... The entire board denied that. We don't know where the rumor started but that is not a true rumor. There was discussion on raising dues but this was all tabled with the need to have the budget done before any decisions could be made. Tonya did make a comment that she is happy with the way the park is and we don't need new things. (Correction added her per request of Tonya Cole who states the comment with the park needing new things was in regards to a new community building and a mini golf course). The board would like to have more things for the kids. Chris will look into frisbee golf.

OLD BUSINESS

BURN PILE

Discussion on where is a good spot in the park for Jake to burn the brush and branches, he will be cutting over the next few weeks. Discussion of various spots in the park and ultimately it was decided to use the area in block 1 at the ditch area. Jake will need to burn every couple of weeks. No POA members will be allowed to put tree limbs or debris in that area. Adam says we can burn back in same spot as before now that it is clean. Michele will check with Jake on that but I think Jake said there is a time limit before we can burn there again.

REVIEW FOR AUDIT

Patty Schumacher will be here 11.13.24 for the review and once done she will get that information to us so we can get it to the POA.

Adam brings up the election committee. Carol read from Roberts Rule of Order. Discussion of Adam appointing Angie and discussion of what happened with all the issues that happened at that election. There was discussion of who was allowed to run and the proper way to do things. The new election committee should have elected a new chairman and the new election committee chose not to do that. Michele did bring up that it was brought to her attention that an election committee member took photos of the signature book during the election which is not allowed to happen. When Michele heard this, she called Angie Ostermeier who was the chairman and asked her of any knowledge of this. She did deny any knowledge but did state that all election committee members did have access to the book. Michele states that at September meeting she was accused of signing 40 ballots which we know that is not true after the audit. Michele would like a board member to contact the person that was supposedly taking the photos to find out if this happened. This is election fraud if this happened and is interference and is not a finable offence, but this person if this is found to be true should not be allowed to be on the election committee again.

NEW BUSINESS

DEMAND LETTERS

Michele would like to send 2 POA members to the lawyer for demand letters 153-06 and 117-02, both owe 2 years of dues to the park and they use the park amenities. Chris made a motion to have the lawyer send demand letters to both of these POA members as they have had letters already sent by the park. 2nd by Carol. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero

DUES LETTERS

148-04. Sheila McKenzie received a dues letter and clean up letter. She called and states she is facing a hardship with her finances. No camper on the lot, only has come in to clean the lot. Would like the board to forgive her 2024 dues and she does plan on trying to return to the park next year. Michele makes a motion to forgive her 2024 dues. 2nd by Beth. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero

011-06. Tonya Pitts would like to only have to pay assessments on this lot and not on 071-06. She has pulled her campers out and is currently not using them. Yancy states that it is not the parks' fault that she has had financial difficulties. Yancy states that last year she used both lots, but they do have a camper on another lot. Carol makes a motion to accept her offer to pay dues on her primary lot of 011-06 and forgive dues on 071-06. 2nd by Michele. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero

ROADS

In gravel alone it will cost 100,000 just for the gravel because we will have to raise the roads, we cannot dig down any further than where we are. Tonya Cole says that the roads are not that bad, Tonya states that they will have to drive slower. Adam states some people call them potholes, but some people call them speed bumps. Every time after a rain Jake is grading the roads and bringing the aggregate to the top. However, these monster vehicles are tearing up the roads.

Adam states we are a split park, he states we have the party crowd and we have the family people. Adam states there is some property outside the park for sale. Michele states it sold and is not for sale any longer. Adam states that if the park could buy something outside the park, then that could be for ATV's and that would decrease the road usage. This is another future plan possibly for the park. They could keep all their wild driving and partying over in that area. All agreed that that would be nice but that property is not available, but we can keep our eye out for that. Chris would like golf cart only and we all agreed that was not a possibility at this time.

Also keep an eye open for a access point at the beginning of the river. Chris asked about the property outside the fence. That is owned by Brad Cline and he won't allow open access. Michele has talked to him in the past to maybe lease the property from him and he said he had plans for that property and no he isn't going to lease it to the park.

BOARD MEMBER

Adam asked Tonya Cole to fill the open position on the board, after some discussion Tonya accepted. Charles made a motion to accept Tonya Cole to fill the open position on the board., 2nd by Michele. Ayes: Yancy DeLoach, Michele Sharp, Carol Kirby, Beth Sator, Charles Mobley, Christine Wall. Nay: Zero

ADJOURNMENT

Meeting adjourned at 1021am