

AGENDA FOR POA MEETING

MAY 17, 2025

PLEDGE OF ALLEGIENCE RECITED

ROLL CALL

Present: Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Christine Wall, Dylan Johnston, Rondal Culp, Charles Mobley.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Rick Esquivel made a motion to accept minutes as written. 2nd by Kandi House. Ayes: 18 votes.
Nays: 0 votes

APPROVAL OF FINANCIAL REPORT

Carol reports that the extra payment to Progressive insurance has been refunded and deposited back to the bank account. Cell-gate has also been contacted and they will credit the park for 1 month of usage at the 2nd gate for the flood and will put that gate on hold until it is up and running again. Credit will be \$55. On 4/25/25 it appears that the guys were paid double but the accountant did not see their OT hours on their time sheets and rather than void their regular pay checks a 2nd pay check was issued for the OT hours (direct deposit). There has been a new category created called 2025 April Flood. That is where clean up receipts will be placed to help keep track of what is spent on the flood clean up. On 4/9/25 check 4484 says property insurance, Carol states she will correct that it should be general liability insurance.

Lynn Richert: On budget vs actual there is a payment of \$200 for restitution, but I do not see that on the check registry or deposit. Lynn asks that if there could be a memo for all the items listed in the deposit. Carol will start doing that from now on. She did not know that was required.

Motion made by Melvin Cole to approve financials as written. 2nd by Lynn Richert. Ayes: 18 votes. Nays: 0 votes

Teresa Goad rescinded her motion from February to hold votes for 30 days for this meeting.

REPORT OF THE PARK MANAGER

POOLS

Block 2 pool will be open by Memorial weekend. Inspection is set up for May 21-23. Hoping to have block 9 ready to go for inspection as well. There is a lot of debris in that pool that they are having to remove. It also has black algae that will need scrubbed. The pool is empty and we are working on getting it ready.

CLEAN UP

We are continuing clean-up efforts. We are ordering dumpsters to block 5 to remove trash and lumber. There should be no more debris placed in this area. It is closed to any further debris. We are trying to work with the judge to remove tree debris but it all has to be in 1 place in order for the county to even come look at it so we are working on that as well. We cannot burn on the common grounds per DEQ. They have been in the park several times. Several members wanted to know where to take debris. Jake said it will

need to go to the landfill. Michele gave directions on how to get there. Landfill is not open on Saturdays.

Michele states there were 2 POA members that asked about contracting clean up. Michele gave them the secretary email to send a bid to for the board to review. 1 bid was received. That bid was for over \$50k. The park does not have that kind of money to spend. The other person just spoke with Michele on the phone. They just wanted to come in and clean the metal for scrap. There would have been a charge to the park plus they would keep the scrap money. The board did discuss these with Jacob before any decisions were made. Jake also thought the bid to be extreme and did not think the removal only of metal would help the park at all because the park would still have to clean trash, vegetation and lumber and the scrap metal price will help with the cost of that. It may take Jake and crew a bit to clean up, but this is more feasible for the park budget wise to let the crew do the work.

GATES

Continues to be an ongoing process. Hoping to have incoming gate ready by memorial weekend so we have 2 gates, they will have padlocks however and not sure if it will be ready. We have to repair all the electric and purchase all new equipment for the gates as all was damaged or lost in the flood. We also need a guard shack to house electric and gate equipment.

Beth states the board is continuing to look for an affordable building for the 2nd gate. We would like something on a trailer if possible so that it could be pulled to the office during floods. Or something similar. If any POA have connections to help with this then that would be great just let a board member know. WE will continue working on this.

BATHHOUSES

Bathroom 2,3 and 5 are open and ready for use. bathroom 4 is being worked on. Brandon McPherson has repaired the electric pole (Board thanks Brandon) and 2 young men have been hired to remove the mud (Charles had started on it) Jake removed the lower metal panel on each side for easier cleaning. Once the mud is removed, they will power wash and have the cleaning lady get it ready. Should be open by Memorial weekend.

There was discussion on rebuilding bathroom 1, but this is put on hold until clean-up is done and see what is left that can be spent. Insurance will not pay to fix building. Dylan has called and asked about the insurance covering due to a camper hitting the bathroom and causing the damage it wasn't actually the flood. They still denied it. Michele mentioned several members approached her about replacing the bathroom with portable pods that could be moved during floods. This was looked into and pods are \$4500 per pod and we need at least 6.

Porta potty discussion was had about returning 2 of the porta potties vs moving them to block 4 at bathroom 1 so there are 4 there for the upcoming holidays. Teresa Goad made a motion to move the 2 from block 6 to block 4 until after the 4th of July then have them removed and just leave 2 porta potties at block 4. 2nd by Lynn. Ayes 18. Nays 0

ROADS

There was discussion about the roads, Jake states awaiting to see if FEMA is going to come through with helping with gravel. There are so many large trucks in and out of the park that as soon as he fixes them, they are tore up again. We have limited gravel at this

time that will not cover all the roads but he will continue to work on the roads and try his best on them.

OLD BUSINESS

2024 AUDIT

Audit has been scheduled for July 7th, Carol and or Michele will be available to allow HCJ availability to the office computer those days that they will be in the park. They will also coordinate with Patty for things they may need. Also, will have Patty add them as a view only user so the audit can be completed. This will be about \$15000. Tonya asks why a 3-year contract was not signed like was voted on. This agreement was made with Melissa who no longer works there. Michele states in the Zoom (minutes are available from this meeting) that it is not the practice of this company to sign a 3-year agreement, they don't believe the park needs audits and should be using AUP for their bookwork performed by an outside agency such as themselves. They believe that after this audit is done the POA will see that AUP is a more beneficial and practical practice for this business. This may need to be readdressed after the audit is performed. Michele read from the minutes the difference between the AUP and audit and the opinion of the accountant. But the audit is scheduled and we will proceed with that 1st step. Question on who is the board member over finances. Tonya states it was her then Beth. Michele states that Yancy has stepped up for this committee since Beth stepped down since David was on the committee.

LAWSUIT UPDATE

Continues to be ongoing. No new updates

BATH HOUSE LOCKS

Michele states the locks were approved by the POA. Discussion on spending this money now vs waiting to see what clean up costs this may need revisited. Lynn Richert made a motion to hold off on these locks until we see where the clean up takes us. 2nd by John Stowers. Ayes 18. Nays 0

CAMERAS

Michele showed the cameras purchased for the 2nd gate. These should hopefully be set up this next week and be up and running. For now, there is a camera on the gate that goes to a board member for notification and monitoring.

COMMITTEES

There were questions about who is on what committee. Michele stated she will update the list again on FB as well as send out group texts to the committees so they all have each other phone numbers and they can start their own group chat. Everyone seemed satisfied with this.

ACTIVITIES (SHARNA BUTTS)

Sharna was not here. Charles talked about the lights purchased for the BB court in block 1. Still waiting to get them put up. Currently no other activities are planned at this time. Charles said there is a cornhole tournament in the works for the park as well. The clean up that the group had planned did happen but only 4 people showed up to help. They may plan another day.

BYLAWS (DAVID SATOR)

Governing documents have been sent to the board at this time. All board members will review them and give input to the committee by the next board meeting. Once the committee has them ready, they will go to the lawyer for approval then out to the POA. Lynn asked who will count them when they come back in. Some suggested that the by-laws committee count. Lynn thought election committee will count so the same that created the documents don't do the counting. Ultimately it is decided that the election committee will do the counting, however, all POA members can sit on the counting of the votes. Then there was discussion on having electronic documents. Teresa goad states that she thinks electronic votes should be allowed since not everyone can come to the park to vote. Teresa makes a motion to allow electronic and paper votes but that the election committee count all votes. 2nd by David. Ayes 18. Nays 0. David praised the committee secretary for the format everything is done in and it is much easier to read.

ABANDON LOT (MELVIN COLE)

A letter has been drafted pertaining to clean up from the committee, it was approved by the board at the last meeting and is available today. Melvin states that the committee looked at whether a lot was abandoned, or needed clean up from the flood. Melvis states that the committee is aware that ample time is needed to allow people to clean up and they looked at what the surrounding area and across the state with the flood as well as the tornado. They were given a 60-day time frame to at minimum begin cleanup so that is what the committee adopted. This letter will be a friendly letter letting them know their lot needs cleaned up and we are here to help by putting you in touch with folks that can help. Some of the issues are lots are not marked at this time. The committee is requesting members mark campers or lots be placed. Melvin also made remark that before the flood even happened photos were taken of the committee members driving around looking at lots and posting on social media to watch out the committee is looking at lots. Nobody will be trespassing. All photos will be identified and dated from the road. 60 days is almost here; we need to start now working on this and identifying lots that need attention. At some point we may need to begin issuing fines. The lots will be reviewed by the board members and determined if letters need to be sent out and the office/ board secretary will send the letters out. We need to start at minimum getting some sort of marker on these lots, so they are not misidentified. FB post can be made to make sure POA have their lots marked.

NEW BUSINESS

Flood and Disaster planning committee.

Beth discussed the need for a committee that helps develop a plan for emergencies and disasters. The park has nothing in place to navigate through this. Beth asks every POA member to come up with ideas to help identify areas that we need to address. Beth spoke with Julie about this privately as well as Julie knows the park well. Beth did ask Julie to be on the committee, denied by Julie. Beth then asked John Stowers and he denied. Rondal and Dylan will head up this committee. Michele states she is asking Rondal as he has this back ground with what he does in his work and he would be a great asset. Rondal and Dylan both agree. POA will be asked for help on this committee. Yancy states that we need to include that campers must be moved if there is notice. Michele states there were multiple people in the park, at least 5, moving campers and there was no reason for campers not to be moved. Campers did the majority of the

damage in the park by crashing into other structures and campers. Teresa Goad says that we need somewhere to take the campers. We are limited in the park where things can go. But on that note as well, every empty space in block 10 and high in 9 offered their empty spaces. There were also multiple places in town that you could pay to park at, storage on the by-pass, elks club etc. The committee will be tasked with finding alternative parking outside the park with the understanding that POA member may have to park there.

Tonya asked about NCRS from Watershed project. Michele met with them and drove them around the park. There was nothing in the park they could help with. They can work on water ways, but by removing deposited sand and new formed islands etc. They do not clean existing islands etc. that is Army Corp of Engineers and Game and Fish. Both whom have been contacted by the board with denial of it being their problem to take care of. The islands and river will be dangerous for a long time until future floods move the debris or someone comes in to clean the river. The park can clean the edges of the river but not the river itself.

OFFICER PERSON

Several persons have had issues with the new office person, Michele explained that Belinda is a work in progress and has only worked 30 days total and that really is not enough time to have her trained. If there is a problem get ahold of Michele or Carol and we will address the problem. We meet with Belinda weekly if not more to correct problems that are brought to our attention or that we see. Please continue to give her a chance. Teresa goad states she put in a request for a work order for water on 008-03 and it still hasn't been done. Mcihele will check with Jake on this today before he leaves the park to see if it can be resolved.

SHERIFF

Shane introduced himself and said he was here to help answer any questions he could. He states he will not answer anything hypothetical. He cannot answer civil questions. Civil issues/matters need to go through the park attorney.

Beth asks about speeding in the park; she states our governing documents have a set speed limit. Can the Sheriff dept do anything with helping with that in the park? Shane states they can not pull anyone over. That would be civil as these roads are private property. Someone (unsure who) asks if someone is driving fast does there need to be radar or can it be observed? Shane states that again this is civil, but on a county road the first thing a deputy would do is observe. They do not necessary need radar, but they have experience on speed through observation. So, on the county roads observation could be applied. The county deputies do not have radar; they do borrow them sometimes. But with radar observation has to come first. This is all based on training and observation, then he has the right to turn on radar.

Jake asked a question pertaining to reckless driving. Shane states these are private roads and this would not be a criminal act. This would need addressed in the bylaws, if it is in the bylaws then it would be up to the board setting fines and the attorney filing civil charges. Shane replies that the county can come in for criminal acts, and the police can come on private property to assess if a criminal act has happened.

Someone asked about theft. Shane said yes. This is a criminal act and they can come in and determine if there has been a theft and deal with that.

Melvin Cole asked about public intoxication/DUI. Shane states private property, that is a no, again that would be civil.

What if someone is a danger to themselves or others. Shane, someone can call and request deputy and they could come out for an investigation.

Someone asked about who has jurisdiction in the park. Shane says the park falls under county, other agencies regardless of who they are, if they see a felony being committed, they have an obligation to act upon that. Misdemeanor offenses, noting that is violent, outside agencies can hold until deputy can get here. But without the sheriff asking someone to step in another agency officer cannot act in the park as far as writing tickets, they cannot act upon things outside their jurisdiction unless specifically asked by the county. But as far as someone coming in and enforcing laws they cannot.

County cannot enforce rules. For example: cleaning up a yard, that is civil.

Trespass, from 1 lot to another, the property owner has the right to trespass another person from their property. Lynn asks about board members being trespassed from property. Like if the board needed to give a fine or something like that. Shane states that would depend on what the bylaws say. The bylaws would need to say something in them to allow board/park employees to conduct business they can enter a lot. What someone asked about a deputy coming on their property. If they are here for investigation that is different from just being on the property. If police just waked up and asked for glass water they can ask you to go and they would have to leave

Teresa asked what if property owner is not there and have cameras and no trespass signs what right does prop owner have to do something. Shane states that the owner would need to come to the office and make a report and an investigation would need to be done, they would not issue ticket for 1st time unless they steal something that would be different. Destruction falls the same way theft does. Both are criminal. The property owner would need to make the report.

Someone asked about detaining someone. Shane states that nobody can be detained.

Someone asked if the gates could be locked to prevent someone from leaving. Shane states no. Michele gave example of someone stealing from the park, dispatch was called and a deputy dispatched. And they were able to stop the vehicle on the road and speak with them, deputy did an investigation at that time and it was able to be handled. The key is to get make and model of vehicle, license plate etc. and they can investigate it.

Someone asked about if another agency comes in and detains someone can that person leave, Shane states again they have to have the county's permission to do things in the park, but don't make the situation worse by fighting or letting feelings get in the way.

Chris asks if detained by say an officer not from the county does she have the right to call and ask if the county has asked this officer to stand in. Shane said absolutely a call can be made, but again don't make the situation worse.

Weekend security going on property? Revert to bylaws

Someone asked about spike strips. Shane thought it was about someone using spike strips to stop someone,

Burn Ban question from Melvin, can fires be in a fire pit or does a red flag mean no burning at all. Shane states after looking into this he says right now the ordinance is that you can burn in a contained pit, but it falls on being a good steward of your fire. Shane states that if there is a burn ban then use your judgement, if it is an issue the county may change the ordinance where it states there is no open flame. Under burn ban it must be in a contained pit, this law does not apply to farmers, farmers can burn any time even under a burn ban, but general public their fires must be contained.

Someone asked about an unwanted vehicle on their property. Shane states the county won't make that call for you, but the property owner has the right to have that vehicle removed at the owner's expense. This is civil, not criminal.

There were questions regarding fines and rules in the park. Shane said this is civil, the park has bylaws and the bylaws handle all civil issues in the park. Police cannot act on bylaws.

Michele asks about not having to allow those that have no right to be in the park, for example someone off 9 mile wants in the park and a property owner doesn't let them in and they try to run the gate. Shane says this is criminal mischief and a call can be made.

There were no more questions and Sheriff Russell was thanked by all for coming to speak and help out with some of the questions.

ADJOURN

Motion made by Teresa Goad to adjourn. 2nd John Stowers. Ayes 18 Nays 0

Meeting adjourned at 2:17PM