

River Bend Board Meeting Minutes

February 17, 2024

ROLL CALL

Meeting called to order by President Adam Farmer at 1045am.

Board Members present are Adam Farmer, Yancy DeLoach, Debra Myers, Michele Sharp, Lynn Richert, Amanda Gramling (by phone), John Dahm, Dewayne House. Absent is Christine Wall.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Debra Myers made a motion to approve November 2023 board minutes as written. Seconded by Amanda Gramling.

The following members voted Aye: Debra Myers, Amanda Gramling, Michele Sharp, John Dahm, Lynn Richert, Dewayne House. Yancy DeLoach.

APPROVAL OF FINANCIAL REPORT

Discussion on current paid assessments as of February 17, 2024 are 260 paid (5 of which are ½ assessments), Last year at this time there were 160 paid. The \$50 discount was well received by POA judging by the payments and this may be something to look at for next year.

Gravel: we used the remainder of the budget for gravel in December to order 13 loads to have in the park to start this season.

Pump truck hose reel: this was purchased in December but the money doesn't show out till in January due to the holidays and the company we purchased it from didn't cash the check until January, but 2023 money was used. We did use the money that was in the pumper truck account to pay for a portion. That account had to be used or closed due to inactivity so it was used for this and the remainder did come from the main account. The hose reel should be delivered soon and the maintenance crew will mount it on the truck.

Michele Sharp made a motion to approve the financials for November and December 2023 and January 2024. Second by Dewayne House.

The following members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Lynn Richert, John Dahm, Amanda Gramling, Dewayne House.

REPORT OF THE PARK MANAGER

Every bath house in the park has been painted, and deep cleaned. Bath house #1 has a bit of trim left but all bath houses will be ready at water turn on date to be open.

Culvert. Plan is to have that done in the next couple weeks. We are covered under the Nationwide repair and maintenance permit and do not need a permit as long as we are just removing what is there and replacing it. The old culvert has been removed and the new one is

installed. Gravel is placed and concrete should be started next week but need to have it driven over for a bit to settle the gravel. Jake also found 2 PVC drains that were clogged. He has them unclogged and they are flowing good. He will build a box around them to protect them.

Roads: Jake has fixed the blade and has been working on the roads. We do have gravel; some has already been used but there is plenty at this time to get the roads ready. Jake wants to wait till flood season is over to do the lower roads that are prone to flooding. This is agreed by all. He may start on the upper roads soon.

Tractor: he has rebuilt the parts on the grappler and it is now usable with the new tractor. We do have an old Killefer blade that we need to sell. Discussion on the sale of this. Jake will get Michele pictures and we will post for sealed, silent bids to the POA be turned into the office with a TBD date once this is set up.

Water leak/Pump house. Jake discussed water being one of the biggest expenses. He has looked at the swing valve in the pump house and believes the problem is that this is running backwards. He plans to look at this and possible replace if needed when he puts the new pump in prior to water turn on. He will update the board on this at that time.

Water turn on date for the POA is planned to be March 15th. Jake plans to turn on water 1 week prior to that to check for leaks. Assessments not paid for will have water locks placed to help aide in prevention of theft of services.

Regarding brush and limbs from trimming or storms or floods. The debris must be burned on the POA's lot. We cannot have a central location for them to bring the brush any longer.

Pools. Block 9 pool has no suction at the bottom drain. The line is leaking from this drain. Jake is working on solving the problems with this. This is why the pool was green last year.

Gates: TSC may be carrying the parts we need to fix the gates. Mostly needed is the trolley pullies. We need to order at least 2 extra to have on hand at all times so Jake can fix the gates quickly. He will check if we can get the parts locally. If not, they will be ordered.

Jake would like to switch from shark bites to a clamp system when changing spigots. They are cheaper and easier to fix. He can fix 5 or 6 for the cost of 1 shark bite spigot. This is approved and Jake will order what he needs to have on hand to fix them as they break throughout the season.

REPORTS OF STANDING COMMITTEES

BYLAWS

Continuing to work on them, making slow progress. 80-90% completed. Plan is to have them ready to go to the lawyer so we can get them back for a vote by October to implement next season.

ACTIVITIES

Report given by Michele Sharp. Many things planned for this season. 1st activity will be the Easter egg hunt on March 30th. Younger kids will hunt in common ground in block 9.

Teens will have a different kind of scavenger hunt around the park. It will include common grounds as well as POA members to participate.

Some of the up coming activities will include a parade and band for memorial weekend. Water kick ball and water balloon toss.

Also plans for many things throughout the summer that will be announced.

OLD BUSINESS

WATER OPERATOR

Steve Blansett has increased his prices. He has still not turned over the action plan he was supposed to make to the park. He is not giving the park the proper paperwork when there are boil orders. Jake is working with the water inspector to see if we even need a water operator since the city of Hardy sells us our water and they have their water tested. Jake said it is 2 years of schooling to be able to be the type of operator that the park needs. Jake will check with other water operators in the area to see if they are interested in servicing the park and check what they would charge. He will have this information to us by next meeting.

LAWSUIT

Dispositions has been moved again by the opposing side. The park has 2 lawyers. 1 the park has hired and 1 insurance hired. We will have to wait to see if they keep this next court time.

ADEQ PERMIT

Michele talked to Rachael Lipsey in Little Rock. Permit continues to be pending. They have had a cut back on personnel and now there are only 2 people working on permits. The park can continue to work under the old permit until the new one is approved.

NEW BUSINESS

POLICE CODES

The Hardy police code has been used 22 times in the last 3 months and no calls for have been made to the park. The police code has been handed out to others and is no longer secure. Example: POA member Ted Stout used that code to come into the park as his card that he had was not working. When asked where he got the code, he stated he got it from a friend on the Fire department in Cherokee Village. He was told this was a police code and he states he had no idea. We made sure all his cards worked and asked him not to use the code again. Michele will speak to Sherriff Russell and see what can be done to resolve the abuse of codes. This is the only code being abused.

CONTRACTOR PERMITS

Discussion is had about contractors coming in the park, how they are getting in and what we should do. There was discussion about charging a contractor fee for any contractor in

the park. This would not include POA members who do contract work if they are in good standing. Discussion was made about how much to charge.

Lynn Richert made a motion to charge \$50 for contractor license to perform work in the park. The contractor fee will pay for 1 card and a contractor permit (hang tag for their vehicle). Seconded by Dewayne House.

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Lynn Richert, John Dahm, Amanda Gramling. Motion passed.

MAILBOX

Discussion about the rising cost of the PO Box at Hardy. The park could purchase a secured mailbox to place outside the gate at block 9 for about \$300. This would pay for itself in less than 3 years by not having to pay for the PO BOX. Discussion was had about possibly cutting a mail slot into the gate shack. Jake thought this would be easy and he could put a key pad door lock on for packages. Then discussion of the post office will hold packages and leave a slip when something needs picked up.

Motion made by Lynn Richert to check with post office to see if a mail slot can be used for mail. Seconded by John Dahm.

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Lynn Richert, John Dahm, Amanda Gramling. Motion passed.

Michele will check with the postmaster this coming week and see if this can be done and report back via text/email with the results.

ADJOURNMENT

Motion made by Yancy DeLoach to adjourn. Seconded by Debra Myers.

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Lynn Richert, John Dahm, Amanda Gramling. Adjourned at 1132am.

River Bend Board Meeting Minutes

March 16, 2024

ROLL CALL

Meeting called to order by President Adam Farmer at 1037am.

Board Members present are Adam Farmer, Yancy DeLoach, Debra Myers, Michele Sharp, Amanda Gramling, John Dahm, Dewayne House, Christine Wall. Absent Lynn Richert.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Debra Myers made a motion to approve February 2024 board minutes as written. Seconded by Dewayne House.

The following members voted Aye: Debra Myers, Amanda Gramling, Michele Sharp, John Dahm, Christine Wall, Dewayne House. Yancy DeLoach.

APPROVAL OF FINANCIAL REPORT

Discussion because of privacy laws to protect employees the accountant changed our QuickBooks entry to say journal entry instead of having the individual employees' names on them. The entries are placed in QuickBooks are grouped together. We keep time cards on all employees. All pays can be looked up individually but as what goes out to the POA is in a group. If an individual POA member wants the individuals pay they will need to fill out a FIOA form. It's a government change, payroll for all companies is private. It has to do with a new privacy act has passed federally. Time cards are being entered correctly and signed off.

Water system payment was delayed to get a few more assessments in. It was paid off as of March 15, 2024, \$27081.74 was the total paid and it will show on the March financials.

Tractor payment: Booklet was late in the mail and December payment was paid in January. January payment was also paid in January. It was set up on automatic payments. When a payment didn't come out in February, Kim called. The December payment was for January, January payment was for February. So, there will not be a deduction in February because it was paid in January. We will begin monthly automatic payments in March 2024

to pay for a portion. That account had to be used or closed due to inactivity so it was used for this and the remainder did come from the main account. The hose reel should be delivered soon and the maintenance crew will mount it on the truck.

Michele Sharp made a motion to approve the financials for February 2024. Second by Yancy DeLoach

The following members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Christine Wall, John Dahm, Amanda Gramling, Dewayne House.

REPORT OF THE PARK MANAGER

Culvert: 1 side was completed; Jacob is hoping to get the other side concreted in weather permitting in the next week or so. He just needs to finish up the concrete and the weather has to allow him to frame, pour and concrete to set.

Bathhouse #1: Waiting on a couple parts, couldn't open till he could check for leaks. Should be open in the next week or so. Men's side can be opened now without urinals but would like to wait and open it when the entire bathhouse is ready.

Roads: Not much that he can do right now. Road is so hard right now. Then we got a lot of rain and the roads were just a muddy mess. He will continue to work on the roads.

New car for park. Yancy found a car that had been sitting for a couple years. Ford Freestyle wagon. Had a small glitch with the gear shift but it cranked up and drove great. Car was purchased for \$1400, Yancy put a battery and brakes on it personally, park reimbursed Yancy for the rental trailer to bring the vehicle to the park. Cleaning lady has been using it and is able to keep her supplies in it.

REPORTS OF STANDING COMMITTEES

BYLAWS tabled until this fall

ACTIVITIES

Report given by Michele Sharp. Many things planned for this season. 1st activity will be the Easter egg hunt on March 30th. Younger kids will hunt in common ground in block 9. Teens will have a different kind of scavenger hunt around the park. It will include common grounds as well as POA members to participate.

Some of the up coming activities will include a parade and band for memorial weekend. Water kick ball and water balloon toss.

Also plans for many things throughout the summer that will be announced.

OLD BUSINESS

POLICE CODES

After the February meeting the police code was changed, the new number was given to Sheriff Shane Russell, he said he would relay it on to dispatch. Hardy police code was deactivated. The new code was supposed to given to deputies only. Someone in dispatch gave out the code again. So, it was changed again. Spring River ambulance has a code and per Shane's request Fire and Police will be given the code that was just given to them. Shane would like us to watch the code for any abuse and let him know if it is being used frequently and if it is being used by anyone other than deputies or fire.

MAILBOX

We had talked about a slot in the guard shack in block 9. Michele spoke with the post office and the mail carrier will not get out of the vehicle to put mail in a slot. We will

need to put up a mailbox where she chooses for it to go. Which would be across the road. It would be better just to keep the PO Box and pay for it yearly at this time. All agreed.

HOWARD BASWELL

Debra Myers says Howard bought a lot from RBP and never filed the deed so RBP is paying the taxes. Debra called Howard and let him know what was going on. He did not respond, Deb called him again and Howard said he looked for the deed and couldn't find it so he wants RBP to get a new deed and get it filed. Deb called Homestead Abstract where the deed was originated and it will cost \$75 to get a new deed for Howard to go file it. The park does have a copy of the deed that was not filed but an original has to be used to file. Adam states that if Howard agrees to pay the back taxes that RBP paid and the \$75 that the new deed will cost then the park will sign a new deed. Yancy would like whoever meets Howard to get the new deed signed to ask him about the park leasing/selling a lot in Sycamore that would give the park water access. We would like to buy the triangle that comes off the bridge. Deb will talk with Howard about this. John state he thinks Howard will be more likely to do us a favor if we take care of the deed and not worry about the past taxes. Deb will speak with Howard. Julie Moss state that she thinks there is some sort of easement that will prohibit him from selling it. Adam also will talk to him.

NEW BUSINESS

PURCHASE AGREEMENT

We have had several members call the office asking for a blank lease agreement. We looked at several lease agreements that are used in the park by various persons (Howard Baswell, Jason Thompson, Jason Reed) and Kim typed up a blank agreement. Can we provide a blank agreement to a POA member wanting to lease their lot. After discussion it was decided that the park will not provide blank documents to POA members for their use.

PERSONAL DEFENSE

Yancy would like to find someone that can come to the park to teach some self defense to the ladies in the park. Concern that the women in the park are at risk for attacks in the park. Adam states he can teach the class. We will work on setting something up.

ADJOURNMENT

Motion made by Michele Sharp to adjourn. Seconded by John Dahm .

The following board members voted Aye: Yancy DeLoach, Debra Myers, Michele Sharp, Dewayne House, Christine Wall, John Dahm, Amanda Gramling. Adjourned at 1100am.

BOARD MEETING MINUTES

APRIL 20, 2024

Meeting brought to order by Adam Farmer, President at 1037

Roll Call: Present: Adam Farmer, Yancy DeLoach, Debra Myers, Michele Sharp, Lynn Richert, Amanda Gramling, Christine Wall, Danny Washburn (by phone). Absent: John Dahm

APPROVAL OF PREVIOUS MEETING MINUTES

Motion made by Christine Wall to accept board minutes from March. Seconded by Amanda Gramling. Vote: Aye: Yancy DeLoach Debra Myers, Michele Sharp, Lynn Richert, Amanda Gramling, Christine Wall, Danny Washburn (by phone).

APPROVAL OF FINANCIALS FROM LAST MONTH

All spending from now on needs to go through Debra Myers due to budget constraints. Motion made by Christine Wall that all spending be approved by Debra. Seconded by Michele Sharp. All ayes. Zero nays. Debra asks for permission to change password, can't do that then Jake can't add to basket. Can take card off file and they can't order Amanda can help Deb set that up. Only spending will be on an emergency basis.

Financials show pumper truck payment is listed twice, one as a check one as expense. This has been corrected.

Pools: Lynn states that we need an estimate to fix pool in block 9. Jacob needs to come up with an estimate or we need to call a pool company for an estimate to fix the pool. Adam proposes we don't open pool in block 9 this year until it can be fixed. It is agreed that we need an estimate prior to next meeting. Michele would like to have someone come in and give an estimate because Jake has so much on his plate. New place in Highland may be able to do an estimate. Amanda states that she may have a contact. Amanda states that she will find someone to see if we can get an estimate and what that will cost if Jake can't get us an estimate. Christine would like to look at getting pool chemicals from Sams, board agrees with checking on prices from Sam's

Debra brings up spending again using trash bags as an example. \$288 worth of trash bags were ordered and are already used up. We can find something cheaper.

Motion by Christine Wall to accept financials, seconded by Michele Sharp. All ayes. Zero nays

ABANDON LOT COMMITTEE

Put on hold until we figure out what we need to do after the lawyer gets back with us. Danny states he will be up weekend of May 4th and can help with that.

NEW BUSINESS

Nobody had anything for new business

Adjournment at 1054. Motion by Christine Wall, second by Debra Myers. All ayes. Zero nays

BOARD MEETING MINUTES

MAY 18, 2024

Meeting called to order by President Adam Farmer at 1043am.

ROLL CALL

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

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Yancy made a motion to approve minutes from previous meeting, 2nd by Debra. All in favor. No Nays

APPROVAL OF FINANCIAL REPORT

Lynn questions payments by Jera Moran and is she paid up. Reply from Debra states yes, she is paid in full. Lynn also asks about the battery for laptop and explained this is for the pump list computer. There is also an entry for surge protector and this is for the main computer since it had to be repaired due to possible power surge. Hedge trimmer. Gas. Jake says this is a weed eater, pole saw and trimmer, we needed a new weed eater for the park and an all in 1 was cheaper to purchase. This was purchased prior to the stop spending order. Chairs came out of activities/ cleaning supplies came from main account.

Motion made by John to approve financial report, 2nd by Yancy. All in favor. No Nays.

REPORT OF THE PARK MANAGER

Jake reports that due to shortage of concrete and man power he is unsure when the culvert will get done as he has been working on the pools. Block 9 pool will be open by Memorial weekend and he is trying to get Block 2 open as well but it may be the next week. Rain is preventing him from working on the roads right now and there is a freeze on purchasing gravel so he will have to use what we have for now and that's it. We will purchase gravel that will be needed to finish the culvert when he gets to that project. Jake reports Rural Water will be here Monday and bring pressure equipment to check for a leak and they will also be checking the meter to see if it's running correctly. Jake believes they are reading the meter incorrectly. If so, then Hardy water will owe the park over paid money. Adam and Yancy will be following this situation.

REPORT OF STANDING COMMITTEES

ABANDON LOTS

Danny Washburn will be the board member to head up this committee. We need to find a couple more members to help him on this. He will start this the next time he is in the park and the committee will start in block 9. We will ask in POA meeting for volunteers to help.

FINANCIAL COMMITTEE

Lynn will be the board member to head this committee. The committee also includes Mr. and Mrs. Alcorn and Angie Ostermeier we will need to find 2 more members and we will ask at the POA meeting.

BUDGET

Discussion that the budget will need refigured. Jake questioned how he has spent his budget already. Debra discussed everything that comes out of his budget and Jake said he was unaware that all that came out of his budget.

SALE OF LOTS

Adam opened the sealed bids presented to the board.

Block 9 Lot 115 sold to Austin Lancaster for \$3000

Block 2 Lot 42 sold to Josh Gertz for \$3500

Yancy made a motion to accept these 2 bids, 2nd by Debra. All voted in favor. No Nays

The board discussed reposting Block 9 Lot 167 as well as the Oak Ridge property since the water system has been paid off and there is a clear title on the property. Board members would like at least the Oak Ridge property posted to market place and Zillow for sale outside the park. Michele will get these posted. We will set a sale price for Oak Ridge and will accept bids for Lot 167 block 9 inside and outside the park.

Michele made a motion to place these properties up for bid/sale, 2nd by Debra. All in favor. No Nays.

Motion to adjourn by Michele, 2nd by Debra. All in favor. No Nays.

Meeting adjourned by Adam Farmer at 1225PM.

BOARD MEETING MINUTES

JUNE 15, 2024

Meeting called to order by Adam Farmer, President at 9:31am.

ROLL CALL

Present: Adam Farmer, Yancy Deloach, Lynn Richert, Michele Sharp, John Dahm, Danny Washburn, Christine Wall, Charles Mobley. Absent: Amanda Gramling.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Yancy made a motion to approve minutes from previous meeting. Second by Danny. All in favor. Zero Nays.

APPROVAL OF FINANCIAL REPORT

Lynn made a motion to accept the financial report as written. Second by Chris., All in favor. Zero Nays.

REPORT OF THE PARK MANAGER

Jacob was not present. Different board members participated in what they knew about the following:

CULVERT TIME FRAME

This project is still on hold at this time. Jake has added some more gravel. Lynn has asked him to place a concrete order so that when the concrete is in stock it can be completed.

POOL FILTER IN BLOCK 9

Lynn says Jacob has tried to repair the pump for the block 9 pool. There are corroded wires and parts on the inside. He did replace the bearings but the pump is going to need replaced. It will be about \$600. There is money left in the pool budget. Lynn will get with Jacob and have him let her know what pump he needs and get it ordered to fix that problem. Still unsure about the filter and we will need to ask Jake at the next meeting.

LEAK IN POOL HOUSE BLOCK 2

Michele says it was fixed, but the sand is clogging the backwash valve. Jacob believes he has to change the sand in the filters, and will have to close the pools down for a few days. The plan is to hold off on changing sand till end of year.

REPORT OF ABANDON LOT COMMITTEE

Danny and the committee went out and identified 19 lots. Michele sent out letters to the owners to clean their lots. In the letter they also had the opportunity to turn their lots back to the park. 15 letters have gone out at this time. Some of the lots are getting cleaned up. Some lots are being maintained by others and letters went out to those owners as well. The committee will continue to work on this throughout the season so we can get the park cleaned back up. If lots

are deeded back over to the park then they will go up for sealed bid at that time to POA members.

OLD BUSINESS

NEW BOARD MEMBER

Charles Mobley is our new board member and he has replaced Debra Myers. Lynn Richert will be the interim Treasure. Also, Danny Washburn was introduced to the POA members present as this is his first in person board meeting.

WATER LEAK

Rural water is coming back to help pin point where the leak is or to help determine if water is being stolen by someone that may be connected to our line. Water bill decreased 3k this month. We are not sure at this point if this is a leak, or if Hardy has been reading the meter wrong, or if Hardy fixed something such as a check valve. The board will be looking into this and hopefully have something solved as soon as possible. This is one of the boards top priorities. We discussed the fire hydrants on Bluff Road as well as one at Biggers that are on our water line and they may have been accessed. Biggers does have a fire hose next to their hydrant and used this to fill their pool. Yancy and Adam will come make the drive to meet with rural water next time they are able to get scheduled to get back here.

NEW BUSINESS

INSURANCE

Adam reports that we received a letter from our insurance company. Insurance settled with KUHN in the lawsuit. They settled outside the courts and did not let the park know. They also report that we have boat docks, which we don't have, we have river access points. Due to these 2 items the insurance is jumping from \$20k to \$52K. The board is shopping out to different independent insurance agents to look for new insurance.

SHIRLEY SPEER

Shirley reports she is in 158-09 and 120-09 and the road is going through her property on 120-09. Shirley says the road is completely on her property and she wants the road moved back. The plat map shows where the road was 30 years ago and it was moved over time due to a large rock at the top of the road and a deep gully of wash out. The road was moved by maintenance due to this. Adam and Yancy will go after the meeting to look at the road. Ms. Speer would like a barrier put up on her grass by the park to keep people from driving onto her current grass. Lynn states that is the property owner's responsibility and she is welcome to put logs or rocks there if she would like until the road situation can be looked into.

CHRIS JACKSON

Chris brings up the problem of parties at 007-03 past quiet time. He says people from the party have confronted them to "kick their ass". Lynn says to call the sheriff, Chris says

that calling the sheriff is a joke as they come down and party with them. Adam verifies that we have received videos but most of them are not time stamped, and the ones that we have reviewed don't seem that loud. Adam states that the board can't really police all night, its about respect. The board has served this lot owner a letter as a warning of quiet time. Chris states he has had police follow him back to his lot and threaten him. Much of the discussion was about last years problems. There have been no reports this year. Chris states that the party goers are pushing the limits of disturbing neighbors. Michele states there was only 1 time that she heard the music and that time that lot owner did get a letter. The board did tell him to call to make a report, be there when the police get there and demand a report. Chris is concerned that the police won't be helpful. Chris was told to get the officers names and let board members know and we can get in touch with the sheriff. Chris says that they were loud last night. Danny is right next door and did not hear music. Chris says it's not only music, the guests get on their SxS and rev the engines for 15-20 minutes. Chris is told to get a time stamped video of this happening, not on the Ring camera, and we can hold the POA member responsible for the guests on their property. Adam says that we need 2 neighbor complaints, or some time stamped video with the disturbances.

There are also multiple complaints of Mr. Clouse riding around in his red golf cart with no headlights. The board will send him a warning of driving without lights.

BUDGET

We are working on the budget still

Additional funds that have come in, including the sale of the Oak Ridge property for \$10,000. Lot 43 block 2 for \$3,500 and Lot 115 Block 9 for \$3,000. That money has been put in the general fund for the running of the park. We also had about \$12,000 in assessments come in over memorial weekend. We have slowed overtime. We are also sending out letters to anyone who has not paid dues in 2023 and 2024 payable in 30 days and we will follow up with the lawyer on these letters. Adam discussed a situation where a POA member came in over memorial weekend to pay his dues, he wanted his water unlocked immediately, he came back in and cussed out employees and board members and then removed his own lock. He received a fine and he will be required to pay that. We also have a sealed bid to open today for Lot 167 Block 9. Adam opened the bid and it was for \$600. Bid was not accepted by the board as it was below the \$2000 required for a minimum bid. Danny makes a motion to reject the bid as it is below minimum bid. Second by Yancy. All in favor. Zero Nays. Michele will contact the bidder Austin Lancaster and let him know that he has the opportunity to increase his bid to \$2000. If Austin will not increase his bid then we will post it on market place. Chris makes a motion to post it for \$3500. Second by Charles. All in favor. Zero Nays.

ADJOURNMENT

Motion made by Yancy to adjourn the board meeting. Second by Lynn. All in favor. Zero Nays

Meeting adjourned at 1007 am

Board Meeting Minutes

July 20, 2024

Meeting called to order by VP Yancy DeLoach at 8:02am

Roll Call:

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

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion made by Christine Wall to approve minutes, 2nd by Lynn Richert. All Ayes. Zero Nays

APPROVAL OF FINANCIAL REPORT

Motion made by Michele Sharp to approve financials, 2nd by Yancy DeLoach. All Ayes. Zero Nays

REPORT OF THE PARK MANAGER

Jacob Findley: Rural water is supposed to come on Tuesday and he will call Monday and confirm then call Adam and Yancy so they can make plans to be here and see what is said. Rural water is not sure that there is a leak now but will be out to see and discuss options. Can we check water at Biggers bed and breakfast, inspect well house and find out if they are using our water. The park has water lines that go directly to Biggers. Chris asks if we can sue the business for the water they use? That would be a question for the lawyer at that time.

Fire Hydrant at Biggers bed and breakfast. Can we lock that hydrant? Jacob will check with 9-mile ridge fire dept to see if we can lock hydrant. We will need 1 lock for that hydrant and may need to give fire dept. Motion made to purchase a fire hydrant lock for the fire hydrant at Biggers Bed and Breakfast made by Yancy DeLoach. 2nd by Michele Sharp. All Ayes. No nays.

Water leak in block 6. It's a 2-inch main line that was broke by tree roots. Jake will have to turn off water for a day and reroute the water line around the tree. He expects water to be down for about a day. He expects about \$200 to fix this leak.

Pools. Chemicals had to be used a little heavy. Shock especially because the liquid has to go in at night and he shocks in the day time and may need to buy some more. Also, there is a black algae growing and special chemicals have been ordered. Pool sand will get changed at the end of the season. New pump is up and running in block 9. Still need the filter hooked up. That will be done before opening in 2025.

POA wants to know why weed eating is not being done. Jake is mowing by himself while the boys pump. It will be caught up as time permits. Yancy has brought Jake some more spray to help cut down on the weed eating. Board is not concerned about the lawn care right now; we know that the crew is doing as much as they can. If he encounters problems then he can direct POA to the board.

Lynn asked Jake about gas/diesel purchases for 2 months in a row. Jake is not sure. Lynn will review the bill date. Jake says he has bought gas 2 times since May.

Jake has serviced the tractor once and it looked good. Yancy will get stuff to do it again and donate it. Jake says he has about 40 hours until it needs done again. Yancy asked about all filters and says he will make sure Jake has them in time. Hydraulics will need done in about 8 months.

No other questions or comments for Jake at this time

REPORTS OF SPECIAL COMMITTEES

ABANDON LOTS

Michele gave report on this. She states that 29 letters have been sent out to property owners. 13 lots have been cleaned up (either sold and cleaned by new owners or cleaned by current owners) 6 more have been partially cleaned up and are a work in progress. Letters are working. It is a slow progress but we are getting there. 2nd notices and fines will be going out. Michele said fine will be per lot (after meeting correction to \$100 per lot fine per R/R). And there are 14 more to check. Chris wants to know what we can do with John David and all the junk on his lot. Lynn and I talked about that and we will have to see what we can do with those lots because of his recent injuries. Yancy asked about non running vehicles on Denzil Stout property. They have not paid all their assessment. Using water, not getting pumped, and is not using bath houses as he has other places to use the bathroom. He was given a letter to remove non running vehicles from property in 30 days. He tried to blame the park for the broken-down vehicles because we let the park flood and his wife had to sit in water in the car and it rusted the CV joint and we should have to fix it. Then Mr. Stout said he would build a privacy fence. He argued with that and I cited the DOR. So, he said he will build a shed instead.

Also, Michele went through a list that she received from Kim. This list contained everyone that has paid assessments in the past but not in either 2023 or 2024 or in some cases both years. 47 letters went out last week with the location in the DOR stating that assessments are due even if lots are not used. A couple have already been paid. They have till 8.20.24 to get them paid. A few will set at a time so we don't get a huge bill from the lawyer. Lynn is concerned about them evening being sent to the lawyer. She says that we have a 2-year waiver in place and the waiver needs to be removed. Michele says that the 2 years won't be up till 2025. Michele said that if we send them before the 2 year is up it should be fine. A POA member will need to make a motion to do away with the 2-year waiver. Board agreed not to send letters to lawyer as long as the 2-year waiver is in place. Lynn does say that the waiver was initially for special circumstances but that has gone out the door at some point.

Jakes asks about a POA member wanting a survey on 114-09. Lynn says the property owner will need to get their own survey.

Yancy asked about the person letting grey water into a hole. Michele visited him and explained about ADEQ he said he bought the lot this way. He will fill in the hole and not use it any more. The board will need to recheck it to make sure that it gets filled in.

OLD BUSINESS

INSURANCE

Lynn passed out a new proposal from a different insurance company (see attached) comparing them with the old insurance it looked comparable. Right now, this is only for the commercial liability for now. It is 7k less than what the previous insurance company. Yancy said his insurance guy will have some quotes next week. We can send it all out by email and we can vote this week. Michele said Misty should also have something this week. All information was sent to all the insurance companies including price of a building. We will also check on deductible to see if we can get it a little higher if it will decrease the cost. Also, there is a for profit note on Lynns insurance and she will have that checked and changed this week when she speaks with her insurance person. BOD insurance and vehicle insurance are paid.

BUDGET

Lynn spoke about the budget. She and Kim have been going everything, if all spending goes through Lynn that would be great. If anyone has to call Jake in on a weekend, we need to message Lynn so she can watch when time is turned in so she knows that he was called in. Lynn says if we can stick really tight to our spending, we should be okay right now especially if we can get water and trash under control. Chris asked if people are getting fined for trash that is not appropriate. Lynn, Yancy and Michele are keeping an eye on it while in the park, Jake is also watching it closely. Jake says that people argue that the office says that they can dump anything. This has been ongoing. We have given out some fines for dumping the wrong items. All board members need to keep an eye on the dumpsters when they are in the park. The park has to pay to sort non house hold trash if the landfill catches it. As long as we travel along like we are then we should be okay.

WATER LEAK

Covered by Jake under his report

RULES AND REGULATIONS

Yancy brings up the violation for Aaron Jaco. Aaron had stopped by Yancy's lot and spoke with him. He told Yancy he is too embarrassed to come to the meeting and he knows he did wrong. He is in between jobs and if the board can reduce his fines, he will pay what he owes today. He was told the sticker was okay to use instead of lot and block by the office person so we will remove that

\$50. Reckless and Careless needs to stay. He was driving to the point he could have hurt himself or someone else. Property owner disrespectful stays. Destruction of property or private property. Aaron has fixed the 3 lots that he tore up. We can reduce the labor to 2 hours and decrease his gravel to half a load. He thought all the damage he did was in block 6 and Lynn let him know it was throughout the entire park and Aaron admits that he didn't realize that he had been that out of control. Fine was reduced to \$700, since he did fix the properties he had tore up, and sold his razor and bought a golf cart so that he is safer in the park.

Chris states there are a lot of ATVs, golf carts etc. that are on lots and not marked. She wants to know if we can write warnings for that. Lynn says that yes, we can leave warnings. Yancy would like to do away with warnings at this time, Lynn and Michele both say that needs to wait until next year because we need to mail them and that costs quite a bit.

Generator fine was paid yesterday, so fines are getting paid.

Chris wants lot and block made better on ATV's. There is a vote somewhere that says the size and we can look for that. That can also be added to the rules and regulations for next year. There are tags available at Michele, Lynn and office for \$3 each that has a tag, stickers and zip ties. That has been put out on a FB post. We can also sell them in the store. Hopefully the store will be open next weekend. The items are in there, just need organized. Michele donated a POS square system, and a tablet. All inventory is on the tablet. We can take credit cards.

BLOCK 9 LOT 167

Lynn looked up this lot, much of the lot actually is in the road. The actual property is very small. It will need sold as is, the road will not be moved. Michele can revisit with Austin and see if he wants it for the \$600 as he bid but it will be as is. Charles makes a motion to accept the \$600 if Austin wants to still purchase it, otherwise it will stay park property. 2nd by Michele. All ayes. Zero Nays.

NEW BUSINESS

NEW OFFICE HOURS

Lynn makes a motion to approve the new office hours. 2nd by Michele. All Ayes. Zero Nays. Motion passes. Hours will be posted to Facebook and in the office.

REGISTRATION FORM

New registration form passed around. All information remains the same just in a simpler format. New form will be posted to the website, and be available in the office.

ROAD IN BLOCK 9

Behind the playground there is a group of campers. They use a grass road behind the playground. There is a road that intersects this road from the existing road the bath house is on. The road in question is a rocky road that is mostly a run off. Ms. Foster in 076-09 asks if the road can be closed permanently or blocked. She called the office on Monday to see if we could close the road for privacy, and didn't want the kids on that road. Then she sent an email citing safety reasons to close the road. Discussion made on closing the road. Charles asked if the park would be liable for accidents on the road if it is closed. Answer is Yes as it is still a park road. Michele said if the road is closed then they will still drive there but they would drive in the common ground instead and tear up the grass. The road is rough and they can't drive fast down that road. Chris makes a motion to not close the road, 2nd by Lynn. All Ayes to keep road open. Zero Nays.

Charles asks about all year pumping. Yancy states it was jut opened last year and weather permitting Jacob did pump campers. Chris asks if we need to charge for pumping because our fees run during a certain time. Reply from Yancy and Lynn was no extra charge. Winter pumping will be offered this year weather permitting, so pumping may not be weekly if the weather is bad.

Charles asked about handicap bathroom in BH 1. Lynn states our official handicap bathroom is BH 3, but, BH 2 is also accessible. Michele discussed up in block 9, John David just took a board up there and uses it as he needs it. Michele does state that the handicap chairs are in BH 5 in block 9. Lynn also put 1 in BH 1(block 4). So, there are options. If someone would like to build a ramp at BH 1 it would be great.

Charles asked if sign at highway would be put back up. We no longer have a lease on that billboard. Also, the previous manager did do some upkeep on the billboard so we did have some signs up there, but we are no longer maintaining that. We also don't need to advertise as we don't have camping areas to rent.

ADJOURN

Motion to adjourn made by Lynn. 2nd by Yancy. Adjourn at 9:15am.

BOARD MEETING MINUTES

AUGUST 17, 2024

ROLL CALL

Meeting called to order by VP Yancy DeLoach at 8:32am

Present are Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Phone Adam Farmer. Absent John Dahm

APPROVAL OF MINITUES FROM PREVIOUS MEETING

Motion to approve previous board minutes as written by Lynn Richert. Second by Amanda Gramling. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

APPROVAL OF FINANCIAL REPORT

Lynn reported that the general liability insurance will be paid quarterly. We do have new insurance and it was about \$7000 cheaper than the previous insurance quote. All insurance is now up to date.

Motion to approve the financial report made by Michele Sharp. Second by Danny Washburn. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

REPORT OF THE PARK MANAGER

HIGHLAND WATER

Jake has spoken with Highland Water and they are willing to look at bringing water to the park. The park will need to provide the tank and individual meters for lots will not be available. It will basically be what we have now except through Highland. The benefit may be that we could move the tank off Bluff Road and into the park and eliminate the water lines that lead down from Hardy water meter and the residences and businesses on Bluff Road. The board would like Jake to talk more with Highland water to see what it may cost the park vs. what Highland water is willing to do work wise. Highland will have to bring the water across the river and they are willing to do that. So we may need to see into the cost of moving the tank we currently have to a location in the park and probably raising it up. Jake will look into it more now that the board has given approval to look into it further with the water engineer.

FIRE HYDRANT LOCK

Jake had brought last month to the board about purchasing a lock for the hydrant at Biggers Bluff Restaurant as they may be using that water and not paying the park for it. Discussion last month about purchasing the locks but they were not purchased yet. Motion made by Christine Wall to purchase 1 or 2 locks depending on what was actually needed. Second by Danny Washburn. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

POOLS

The rope in block 2 pool is broken again. Jake will be fixing it this week. He will be placing a concrete anchor that should prevent anyone from pulling out the rope again. He also will need some algaecide ordered as the pool is green. Lynn will get the chemicals ordered. Jake is planning to have the pool opened by Wednesday if there are no problems.

ROADS

Jake has been grading the roads as much as possible after any rains to help decrease the potholes. He will continue to work on roads but they will need built up when we are able to purchase gravel.

Adam raised the point of the culvert being completed. Jake said it is going to take a couple days to get it done and Jayden and Aiden are pumping 4 days a week right now and he will need their help, but pumping comes first. Once pumping slows again as the park busy season comes to an end, he will make the culvert a top priority.

Angie Ostermeier says she needs the road graded because the gully is too deep for her car. Yancy says we are working on that road, but it is going to take time and we need to see about the people that just purchased those lots. Michele suggests that for now she go around and avoid that road as there are 3 other roads that she can use to leave her lot. Jake will continue working on that part of the road.

REPORTS OF SPECIAL COMMITTEES

ABANDON LOT COMMITTEE

The committee as well as Michele are continuing to work on getting lots identified and letters sent out. Many of the abandoned lots have been sold and are being cleaned up by their new owners. Also, the current owners are starting to come in and clean up their lots. Some owners have received a 2nd letter and this comes with a \$100 fine per lot. Fines are input into quick books by Kim and emailed out to the property owners. In cases where we do not have an email, they are mailed. We do have some letters that have been returned due to no address and Michele will work on trying to find updated addresses.

PAST DUES PAID

To date about \$8200 has been collected in fines and past due assessments, the board will continue to work on sending out letters to those that owe past dues to the park. We have had a couple of people contact the office and they are listed in new business for today.

OLD BUSINESS

ANDERSON/MCKINNEY WEDDING

Molly and Rich come before the board today to work on finalizing plans for their wedding. Last meeting there were some questions regarding trash, bath house use, traffic, and parking as well as tents and campers. Michele and Lynn did sit down with them following the last meeting and spoke in-depth with the couple about these concerns that the POA had. This was all reported back to the board and was decided to let them have their wedding. The couple will be making a donation to the park to help cover trash. They will be consolidating vehicles coming into the park and will be using a trailer/hay wagon to transport to the honey hole and to the community building to decrease the traffic on the roads. Also, they will have someone make sure that the bath house stays neat and tidy and they will be providing toilet paper for that bath house for the weekend because of the added people. They will have persons at the gate with the visitor passes they requested to make sure that as people come in, they have the correct identification and their gate keepers are aware to only let in their wedding guests. They will have a guest list at the gates. Nearby neighbors of the couple have been made aware of the wedding and they said there were no issues with any of the neighbors. They will use common ground in block 6 for parking. Rich would like to trim the over grown trees in block 6 common ground as they are quite low to the ground. He will do the labor and asks about what to do with the branches. Lynn will let Jacob know about this and have the park crew clean up the piles of branches and remove them. They would also like to make a post on our Facebook group and let us know what that post would entail. They were told to make the post and we would approve it. They have invited the park to join them and did reiterate that 90% of their guests would be leaving after the dinner they are having post wedding. They will have a few guests with campers and they will also have a few tents that will be set up on the common ground. Dumping fees were discussed. They will not need water for the campers as the couple has let them know that they will need to come with their water tanks full. The board discussed a dumping fee and Danny Washburn made a motion to charge \$20 per camper. They will have to dump at the dump station in block 5 on their own and will not be pumped. Second by Charles Mobley. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero. The couple agree to this. The couple has also accepted full liability for their guests and if there is any problem to let them know.

NEW BUSINESS

ELECTION COMMITTEE MINUTES

Michele shared the minutes that the election committee wrote up with the board. Michele asked if the POA present wanted the minutes read out loud, they all said no. Danny Washburn made a motion to accept the election minutes as they are written and they will be added to this board meeting. Second by Charles. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

IRA AND JESSICA GANN LOT 086-08

Michele gave everyone a copy of the email received from this couple. Lynn says the email basically says they received a letter about their lot being abandoned and no dues

have been paid. They claim to not have had any access to the park since the gates were changed from padlock to electric and it's the parks' fault that they can't access their lot because they can't get in the gate to come get a key card in the last 3 years. They would like to sell their lot back to the park for \$2000. Lynn explained where in the park the lot was located. After looking at the lot Lynn says that it is a small lot with a ditch and probably not worth the park purchasing it. Adam asks have they requested a key at any time, nobody is aware that any requests have been made for them to obtain a card. Lynn explains that this is the lot that was selling knives and such in the park from the building on their lot and that the park shut that down. The couple left and haven't been back since then. Discussion on if we should key a card and mail it to them. Lynn asks if any board members think we should purchase the lot for \$2000. There were zero Ayes. All voted No on purchasing the lot. Michele did say that she would put anyone in touch with the owners if any POA wanted to purchase the lot. Discussion then on if we should mail them a key. Adam says that he is not opposed to send them a key card. If we mail them a key card then that would hold them responsible. Chris states that we don't mail anyone else a key card. After some discussion it was decided that an email would be sent giving office hours as well as Michele and Lynn's cell numbers for the couple to contact to come to the office to obtain a key card. We can also ask them if they would like us to post it on the POA page for sale for them.

MEMBERS IN GOOD STANDING/VOTING

Lynn asks the 3 election committee members present what their understanding of a member in good standing is. Angie Ostermeier responded that 1 month before election everything must be paid in full and have no outstanding balances. Christine expresses including fines? Angie replied they can owe the park no money. Early voting is open in the office. The ballot with notary is also posted on the website and can be mailed. The registry should be available today.

POSTING OF RESOLUTION 2024-001

Michele says everyone should have the resolution in their packet today. This resolution was started by the board in 2021 but never completed. This is a resolution that discusses/explains removal and ban/bar persons from the park. This resolution is for guests. Guests if banned from the park are still allowed on property owners property but they must be picked up at the gate because they will be banned from driving on the roads, using bath houses, common grounds, community building etc. Michele says on the last page there is a form that will get filled out. This did go to the lawyer and it was approved from him. Michele states this is the conference call we voted on. This resolution will be in effect as of August 11, 2024. Lynn and Michele explained there is an appeal process for this and it is stated at the end of the resolution. The panel will be made up of board members and POA. A written appeal must be mailed and postmarked 5 days after the banning. A meeting will be held within 10 days of receiving the appeal. POA can volunteer. If more than 3 volunteer then there will be a random draw done by the president or vice president.

KIM HAYDEN 028-02

This is a property owner that contacted the park about owing the park 2023 and 2024 dues. This member wrote in saying they removed their camper in 2021 after the flood and they have not been able to replace the camper. She says they are keeping their lot

clean and mowed. She would like forgiveness on 2023 and 2024 and will pay 2025. Lynn makes a motion to forgive 2023 and 2024 dues if they will pay 2025 dues. Second by Danny Washburn. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero. Michele will send an email to Kim Hayden on this decision.

BURN BY THE CREEK

Lynn explains that we do not have a designated burn space in the park and Jake has been hauling the debris to his property to place in a ravine. Lynn states that we need a spot in the park where he can burn in the park. Lynn and Michele had talked about burning on the lot by the creek being a possibility, however, Jake said that when he was burning on his lot which is next to that lot on the creek there was an issue with the railroad saying they had a problem with the smoke. Lynn says we need a spot just for the park to burn. Due to ADEQ being called the last time we can't allow POA to put things there to burn. Christine says what about the dumpster? That is by the tracks as well. Charles states what about somewhere in block 9. We need to find a location and it needs to be burned quickly so that everyone doesn't add to the pile. Danny asks about the trash being piled up by the road. Michele said that she has letters for Danny to fill out for things like this. Yancy would like all the board members to look around the park for a spot to burn and bring their ideas to the next meeting so we can figure out a spot.

LARRY WHITHEAD

Larry said he sent multiple videos about a quiet time incident as well as indecent exposure from a neighbor. Michele explained that these need to be time stamped and she will get with Larry after the meeting to show him how to get the time stamps so that we can make sure the violation is past quiet time. Larry says he will stay after the meeting to be shown how to do this.

EARNEST HALL

Earnest Hall states he needs a meeting with the board. Michele says that we can meet right now. Earnest says no he has witnesses that he wants to bring forth. He also says that he wants to know why he is not on the POA Facebook page as he is a property owner as Michele and Lynn both viewed his deed with his name on the deed. He wants a meeting regarding the fines he has. He wants to be placed on the POA agenda for the next meeting because he has witnesses that were not able to be here. He states he wants to have as many POA members as possible to be at the meeting. Yancy said put on agenda for next POA meeting. Adam wants to know why Earnest wants to appeal. Earnest says because he doesn't agree with the fines. Adam asks does Earnest not agree with what happened. Michele states an appeal goes before the board not the POA. Lynn states the appeal has to go before the board. Adam states this is not a POA issue. It is a board issue. Yancy asked Earnest directly if he would like to be on the agenda for the board meeting and Earnest said yes. Chris asks about a deadline for paying fines. Yancy clarifies that Earnest brother was a guest in the park that day. Earnest states he is not discussing that right now. He is also requesting that the president be present at the meeting. Adam states that now is the time to have the appeal, Earnest refuses to have the appeal meeting today stating that he has witnesses and they can't be here today. Adam states that we are having the meeting today. Earnest states that no he is not on the POA page and didn't get his notice till last week that he had fines (however he

posted on August 4th on the Riverbend@ page that he got fines). Yancy asks when were the fines posted. Michele states they were posted that weekend on the camper door and Earnest got them the next weekend. Adam states that placing them on the camper door is sufficient. Michele states they were put on the camper door August 1st. It is decided that Earnest will be placed on the September board meeting and he can be on the agenda.

CAMPERS ON LOT

Christine wants clarification of 2 campers on 1 lot. Michele states that our DOR says 1 camper per lot. 2 campers on 1 lot are not in compliance. Every lot in this park is part of the POA which must follow the DOR. Several owners have been called, written notices, or posted violations. Some have responded. Question about what a bunk house is. Michele says that previous board has passed that you can use a camper as bunk house as long as tanks are removed. Christine states that if she is driving around and there are 2 campers connected to water and 1 paid assessment then that is theft of services. There are some campers that appear to be on 1 lot but they are actually on 2 lots with 2 paid assessments.

ADJOURNMENT

Motion to adjourn made by Charles Mobley. Second by Christine Wall. Aye Votes: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Amanda Gramling. Nay Votes: zero.

BOARD MEETING MINUTES

SEPTEMBER 14, 2024

ROLL CALL

Present are: Adam Farmer, Yancy DeLoach, Michele Sharp, Lynn Richert, Charles Mobley, Danny Washburn, Christine Wall, Beth Sator, Carol Kirby.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Motion made by Lynn Richert to approve board meeting minutes from August. 2nd by Beth Sator.
Aye Votes: Yancy, Michele, Lynn, Charles, Danny, Christine, Beth, Carol. Zero Nays

APPROVAL OF THE FINANCIAL REPORT

Lynn explained About why there was no Entergy bill for August, this was due to having a credit from Entergy for a type of program they had and it was enough to cover the last bill, also there is still \$700 credit remaining so we will have a good portion covered for September's bill as well.

Lynn also explained a donation for \$200 was made to the park from Rich and Molly Anderson for the wedding they had in the park to help cover trash and use of the roads/bathhouses. This was placed in the general fund to be used on bills and such the park has.

Motion made by Christine to approve financial report, 2nd by Michele. Aye votes: Yancy, Michele, Lynn, Charles, Danny, Christine, Beth, Carol. Zero Nays.

REPORT OF PARK MANAGER

No report as Jacob is not present. Adam did ask if anyone had any questions for Jake and there were none at this time. The following items were discussed that board members and POA members have noticed around the park including: culvert unfinished, limbs over the road needing trimmed, roads of course need worked as he can, drainage for block 2. The board will continue to put in work orders and the POA may also request work orders be put in as needed. Jake is working on drainage for the low area and does have 1 drain working. He will continue to work on the other drain.

REPORT OF COMMITTEES

A. ELECTION COMMITTEE

1. John Stowers gave a report on the election results with the following:
 - a. 89 total ballots cast, 50 of which were from early voting and included 2 mail in votes
 - b. 39 votes cast in person
 - c. 1 invalid ballot because every candidate was marked
 - d. 88 total ballots were counted as follows:
 - i. Beth Sator 68 votes
 - ii. Carol Kirby 63 votes
 - iii. Danny Washburn 62 votes
 - iv. Christine Wall 61 votes
 - v. Melissa Ervin 30 votes
 - vi. Jerry Moss 29 votes
 - vii. Cody Clayton 26 votes

- e. 3-year spots will be filled by Beth and Carol
- f. 2-year spot will be filled by Danny
- g. 1-year spot will be filled by Christine

ELECTION OF OFFICERS

All new board members were introduced to everyone. Then election of board officers was done

President: Nominated was Adam Farmer, he accepted. The following board members voted aye: Yancy, Michele, Lynn, Charles, Danny, Christine, Beth, Carol. Zero Nays

Vice President: Nominated was Yancy DeLoach, he accepted. The following board members voted aye: Yancy, Michele, Lynn, Charles, Danny, Christine, Beth, Carol. Zero Nays.

Treasurer: Nominated was Lynn Richert, she accepted. The following board members voted aye: Yancy, Michele, Lynn, Charles, Danny, Christine, Beth, Carol. Zero Nays.

Secretary: Nominated was Michele Sharp, she accepted. The following board members voted aye: Yancy, Michele, Lynn, Charles, Danny, Christine, Beth, Carol. Zero Nays.

OLD BUSINESS

A. Where to burn limbs

- a. This had been tabled in order for board members to look and suggest a safe place for Jacob to burn brush as they trim the trees
 - i. Michele suggested in block 1 common ground in the ditch area about middle way between the main road and the playground. Nobody else had really looked yet. This was tabled until October meeting.

NEW BUSINESS

A. Violation worksheet

- a. Multiple people have asked about being able to see who has received warnings and fines. Michele did send an email to the lawyer to ask if this could be made public to the POA. The lawyer's response was yes as long as no minors were identified on the worksheet. The worksheet will be made available in the office. The updated versions will replace the outdated ones periodically. POA members will be able to pick up the worksheet in the office. You will need to be a member in good standing in order to pick up the work sheet.

B. Minor with Gun in the Park

- a. Lynn explained the occurrence of the incident. There was a minor visiting a POA member in the park and it was reported to POA members that he was flashing the gun at the basketball court as well as the pool to small children. The police were called by a POA member. Lynn picked up Michele and Yancy went with Rob Sharp to look for the child with a gun. Lynn did have a photo sent to her by a POA member so we knew who to look for. Lynn and Michele located that minor at the basketball court. The minor had a gun in the front waistband of his shorts. Michele called Kelly Newcomb (he was the deputy on the call and he was already in the park), he arrived at the BB court and the minor handed the deputy the gun. The officer looked at it and determined it was some sort of BB or pellet gun. Michele knew the minor by name and called his parent who was not in the park at the time, however the parent called the uncle who was the property owner. The uncle came to the basketball court, it began to rain and all drove to the uncle's lot to get under cover. The minors parent arrived. The police handled the situation and did not feel the need to take

the child to the station as the parent said he would handle the situation. Lynn and Michele made the board aware of the situation and after discussion it was decided that the minor would be banned from the park for 1 year (365 days) and the property owner would receive a warning regarding the behavior of his guests in the park. The warning as well as the banning paperwork were emailed to the property owner.

C. Earnest Hall appeal

Adam brought attention to the room and said that during this portion of the meeting everyone will conduct themselves in an orderly manner. Adam called on Earnest Hall to present his case for his appeal. On 7.27.24 Earnest Hall received a written warning for his guest not having a guest pass on his vehicle (black jeep) (page 1 R/R) he also received a written warning for guest behavior (page 1 R/R) and guest respect issues (page 2 R/R). On the same date he received fines for the same thing. Earnest stated he wanted to appeal these fines as they said that he was getting a fine because his guest had a tag, Michele explained that was not what it said, He also said that his guest did not start the fight but that Larry Russell started the altercation. Adam stopped there and said he wanted everyone to see the videos. The videos were taken from the recordings on the cameras at the community center where the altercation occurred. Earnest kept pointing at the screen and speaking during the viewing and Adam told him several times to stop talking. Earnest stopped for a few minutes then started speaking again. Bandon Barrett also told Earnest to be quiet so everyone could watch the video and it was watched by all POA members present several times. There was over 20 minutes of video total watched. Once the video was done being viewed several members of the POA were shouting and were out of order and Adam told them several times to "shut up". Earnest argued several times that his guest (Justin Hall) didn't cause the problem but that Larry Russell did. Earnest stated that Larry started it by shouting at Justin while Justin was driving by. There is no sound on the video as the cameras are not equipped for that. Michele tried to explain to Earnest that the altercation started when Justin shouted at Larry earlier in front of the community center. Earnest states he was unaware of the 1st incident and thought this all stemmed from the 2nd incident that Earnest believed to be the only incident. Adam then asked if Earnest needed to watch the video again and he said no. POA member unknown to the board at that time stood up and became loud and shouting about the board singling out people and writing tickets and fines for no reason. He was told several times to be quiet (shut up) and sit down which he did not do either. The man shouting said we can finish this later my name is Dough Dawson I'm in block 6. Adam said this a board meeting and your out of order and you can't speak. Dough looked at Earnest and Earnest agreed and left the meeting. He interrupted the meeting multiple times and the meeting became out of control. Adam did loose his temper and shouted a cuss word at Doug, and told him to leave the meeting. Doug did not leave. At this point multiple POA members were getting out of hand and order was called several times, but to no avail. Finally, the board asked Earnest to approach the table and tried to just speak with him. Earnest was insistent that the wording on the violation showed that Justin had a tag on his vehicle. Michele attempted to explain how she wrote the violation. The board did have several written statements from POA members including Mandy Cook, Larry Russell and Dana Russell. Michele read the statement from Mandy Cook, and Lynn states that she called Mandy to ask her some questions and Lynn was trying to say

what Mandy told her. The room became out of order again. Julie Moss asked about the other statements and with the room so loud Michele offered to read them or let her read them and she said no it doesn't matter anyway. The POA was still causing ruckus, multiple POA members were out of their seats and walking and talking to other POA members. At some point Michael Roland came up to confront Chris Wall about a totally separate incident that involved the 2 of them and Chris's husband intervened, there was loud talking with that going on, Julie Moss was telling Mike to sit down, Mandy was trying to get Mike to sit down. There was still loud talking coming from Doug Dawson and several other POA members. Earnest was up by the board tables and we were discussing the wording again on his violations. Carol Kirby, made a motion to dismiss the hang tag violation and fine and the board voted as follows. The following is the vote: Christine Wall. NO, Charles Mobley YES, Danny Washburn YES, Lynn Richert YES, Michele Sharp ABSTAIN, Yancy DeLoach YES, Carol Kirby YES, Beth Sator YES. Motion passed. At that time the room was continuing to get louder. Adam stood and called for the meeting to be adjourned. Earnest asked were his fines dismissed, Adam spoke out of turn and said yes. Earnest gave a WHOOP sound. Earnest also did say that if he got fines again, he would pay them. Michele was clearing up the laptop and video projector and turned around to put the laptop up and noticed Clint Ervin and Adam shouting. Clint chest bumped Adam and Michele said this is not happening here. Clint then left the building. At this point Adam called for an executive meeting and cleared the community building.

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

BOARD MEETING MINUTES

NOVEMBER 23, 2024

MEETING CALLED OR ORDER

Called to order by Yancy DeLoach at 9:02am

ROLL CALL

Present: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone).

Absent: Adam Farmer

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Tonya Cole requests there be a correction to the minutes (she was present as a POA member at the October board meeting but did give some input. Correction to be made is page 4, paragraph 2 that starts with the word Tonya. Correction to read Comment with the park needing new things was in regards to a new community building and mini golf course.

Carol made a motion to approve minutes pending correction to the above. 2nd by Chris. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero

APPROVAL OF EXECUTIVE MEETING MINUTES FROM PREVIOUS

Beth made a motion to approve executive meeting minutes from October. 2nd by Charles. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Christine Wall, Danny Washburn (by Phone). Nay: Zero. Abstain: Tonya Cole who was not present from exec meeting.

APPROVAL OF THE FINANCIAL REPORT

Tonya had a question about the deposit to the \$400 check written to activities by David Sator. Beth states the check has cleared the bank. Carol will look to see exactly where it was deposited and get back with Tonya. Carol states it was grouped into a deposit. Motion to approve financials by Beth. 2nd by Chris. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero

REPORT OF THE PARK MANAGER

CULVERT

Jake is present, he says that he plans on doing the culvert next week pending any emergencies in the park. He asks that a post be made on Facebook as campers will not be able to go in and out of block 6. Vehicles will be fine but nothing big will fit once it is roped off for the concrete. Michele will make a post.

PUMP GASKETS/BOLTS

Jake says that the new pump for the water is shelf ready minus some bolts and a couple of gaskets. Adam was supposed to get with Brandt Barksdale on these. Adam is not present today to ask. Michele will send Adam an email to remind him.

OTHER BUSINESS

Jake says they have worked on all the drains in the park and the park is draining better, however when the river gets so high the drains can't drain as they even out with the

river, but as soon as the river goes down, they start draining again. He is going to add some gravel around the drain at block 5 to help with that but he does have all the drains unclogged and they are running. He may need a couple loads of gravel down in that corner to help. Carol gave the okay to order 2 loads of gravel to complete that project.

Tractor will need serviced 1 more time before winter. Yancy states he will bring Jake the stuff needed to do that. Yancy has provided all the filters/oil etc. needed for the oil changes and maintenance for the tractor this year. Thank you Yancy.

Jake says he needs a new blade for the Killefer. Yancy says he may be able to pick up a used one and he will look into that. Jake says he can redrill holes if they don't match.

Jake and the crew will continue to work on trimming trees and branches around the park as weather and time permits. They have started on one area and once that area is done, they will move onto another area. They are hauling branches to the block 1 common ground and burn frequently so there is not a huge pile.

Water will be turned off on paper as of November 29th. Hardy will turn off the water the next week. Yancy says that 119-06 spigot is leaking. Jake will take a look and fix it.

Jake had to replace the culvert at the shop. The front of the park truck partially fell through where the culvert was pieced together. Jake has used the rest of the small concrete culvert pieces to fix it. No additional cost to the park other than labor time that was used by the normal park crew.

REPORTS OF SPECIAL COMMITTEES

BYLAWS

Beth has a blue folder for all board members. Folder contains DOR, ARTICLES, BYLAWS and RULES AND REGULATIONS. All board members need to review and get any changes to Beth by December 1st so she can make corrections and get them to the lawyer so they can be mailed out the 1st of the year to all POA members for voting.

Chris brought up the POA filling pools on their lots. What can we do about this?

Discussion went back and forth on what to do. Ultimately it was decided that Chris will tackle finding out what pools like that cost to fill or how many gallons the pools take to fill so we can get a plan together.

ACTIVITIES

Michele is resigning from activities as of today. There are too many accusations going around about her stealing money from the funds (which is found not to be true). Also, the rudeness of the adults at times and the verbal abuse her and the current committee members have endured are just not right. A board member will need to oversee the committee next year with some POA members stepping up to take care of activities. The Facebook group created for activities was created under Michele's personal profile and this will be deleted. The new committee can use the POA page or make their own page as they see fit. Several board members voiced concern that there would be no activities for the kids next year. Hopefully, someone will step up in February and take over this committee. Tiffany Lassiter was present and was asked if she would take it over and she said no.

OLD BUSINESS

NEW BOARD MEMBER

The board welcomed and introduced new board member Tonya Cole

FINALIZE BUDGET/ASSESSMENT PRICE FOR 2025

The board reviewed the projected budget that was presented. There were no questions. The board did meet on a zoom meeting to go over and figure the budget on November 14, 2024. The members met for about 4 hours and set the budget, several things were added to include but not limited to: security, park improvement, money for cameras, an audit of 2024. Some budget items were reduced. All board members present reviewed the budget. Assessments for 2025 will be set as follows:

Payment received by February 1, 2025 =\$850

Payment received 2/1/25 to 5/1/25 =\$900

Payment received after 5/1/25 = \$925

(this includes a \$25 late fee charge)

Split payments: 1st payment will be \$475

(includes a \$25 split fee)

2nd payment \$450

Motion made by Beth to accept the 2025 budget as written. 2nd by Charles. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero.

NEW BUSINESS

CODE OF ETHICS FOR BOARD MEMBERS

A code of ethics was passed around for all board members (attached). This will be the code of ethics for all board members for 2025. Any new board members will need to sign. Motion made by Michele to accept this code of ethics for the 2025 season. 2nd Chris. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero.

APPEAL PROCESS

The previously written appeals process was passed around for signature. Tonya says there is already a resolution in place. Carol brought up that it is outdated and needs rescinded. Discussion was had on if it could be rescinded or rewritten to be current. It was decided that Tonya would look at the resolution placed in 2022 by the previous board and update it and introduce it as a new resolution. The paper we have present today will be tabled until Tonya can take a look at the previous resolution. Tonya made a motion to look at the previously written appeals resolution and possibly rewrite it. 2nd by Michele. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero.

JOHNSON CAMPER ISSUE

The park received a letter from a lawyer hired by Dylan Johnson stating that the park is at fault for collapsing his tanks. Michele states there is no communication documented anywhere in the files that Dylan has made this known to the park/board other than a work order that the tank had a crack in it and that Jake fixed that. Michele spoke with Jake and he was also present during this meeting to explain. On or around July 8th of this

year, a work order was made by Kim Bondi that 055-05 tank was leaking. Jake went and looked at it as the accusations were that the pumper truck damaged the tank. Jake could not find a leak but was told it was around the tank where the drain pipe was. Jake states he put some putty on there made to stop leaks and did not see any further leaking. There was no other apparent communication until the park received a letter from the lawyer. Letter is passed around for the board to look at and will be placed in the board files once this has been taken care of. The letter requests compensation to repair the tank. The board was not notified by the office person or park manager of this and only just found out. Michele spoke with Dylan prior to this meeting and he said the tank was cracked caused by the suction of the pumper truck. The letter states that a vacuum was created in his tank which caused the tank to deform/implode. After discussion on this topic, it was decided that we would ask Dylan to bring his camper to the park, park it on the hill. Once it is in the park, the board would contact an independent RV person to come inspect the tank to see if it is possibly the fault of the pumping that did something to the tank. Michele states that one of her concerns is that this supposedly happened in July and the board was not notified until November 7th when the letter was received to the park. We don't know if the camper was taken anyplace else or pumped by anyone else. So, all that will need to be determined. Michele will call Dylan Johnson and have him bring the camper back to the park by 12.15.24. Michele will also forward the letter to our lawyer for review. Motion made by Michele to have Camper brought back to park by 12.15.24 for inspection/independent consultation. 2nd by Tonya. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero.

NEW HIRE

Carol and Michele had 2 people come to their scheduled interviews. Resumes were given to all board members for review. Michele and Carol gave input on both persons. Michele made a motion to hire Deanna Heffner for the office job if she is still interested. 2nd by Chris. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero.

SMITH AND MAYFIELD

Carol gave a report from the accountants. They are merging with another firm (Goad and company) as of the end of November. They would like for us to move with them so they can continue to be our accountants, this does come with a higher fee of \$400/month (previously \$250/month) plus \$800-\$1000 yearly for the income taxes to be done. Discussion was had on this and a motion made by 2nd by to post to Facebook that we will be looking for a new accountant and to take sealed offers for this. This way it allows the POA to check with persons they know that may be interested. Until that time, we will continue with Smith/Mayfield at the new rate.

ADJOURN

Motion made by Yancy, 2nd by Tonya to adjourn. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Beth Sator, Charles Mobley, Tonya Cole, Christine Wall, Danny Washburn (by Phone). Nay: Zero.

Meeting adjourned 1058am

BOARD MEETING MINUTES

DECEMBER 19, 2024

Meeting called to order at 7:05 PM via Zoom

ROLL CALL

Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley (via phone).

POA MEMBERS PRESENT: Julie Moss, Terry & Susan Lambert

APPROVAL OF MINITUES FROM PREVIOUS MEETING

Motion made by Danny Washburn to approve November's board minutes as written. Second by Yancy DeLoach. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley. Nays: Zero

APPROVAL OF FINANCIAL REPORT

Discussion on financials: Tonya points out several areas where the memos are not filled in. She states she is aware that Michele and Carol are still learning and is not criticizing, just making everyone aware these need to be filled in for the POA. Carol states she has the list that Tonya emailed her and she is working on looking them all up so we can be specific to show transparency. Tonya sent all her questions to Carol and received the answers. Tonya has 1 more question about payroll taxes. She is wondering why it showed up like a check instead of ACH like normal. (Main checking account). Some looks like it is put in twice. There was also a deposit for a donation from Chris that may have been a duplicate. Carol will look into this. Michele circled several questions and Carol and Michele can check into this.

Michele would like to be able to post financials to the website with a note that they are pending approval. This will help the POA see that the board is trying to be transparent, and since the next POA meeting will not be until February 2025 this will help keep the POA informed on the business end of the park. Discussion was had on this subject. We are aware that there will be some that will have issues with this.

Motion made by Michele to post financials to the website (password protected) pending approval. We will post what we have and once the memos are corrected, we will repost those. Also, we will post the cash app as that has been a question for several. Second by Yancy. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley. Nays: Zero

Yancy made a motion to accept financials with the noted corrections of the memos. Second by Charles. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley. Nays: Zero

REPORT OF REVIEW

Carol explained that the review is almost done and we should have the results in the next couple weeks. Patty was working on the and had a bad fall and was out of commission for a bit, she also has been busy with the nonprofit she works

with to get Christmas out to the kids in the county. Review results will be shared with the board as soon as we get them.

REPORT OF THE PARK MANAGER

Jake talked to Michele and Carol today to let us know what's been going on. They are trimming all the trees that overhang the road. The roads should all be clear. Now they are working along the tracks to clean that up. The culvert is done, there was 1 small chip in it and he will be fixing it.

He has also worked on the Killefer blade, straightened the box out, mounted the blade that Yancy donated and has it painted. He did send Yancy a photo and Yancy shared that with everyone. It looks great.

Jake says he is also working on the potholes in the roads weather permitting. He is using the backhoe and digging the holes up and refilling them in. He will continue to work on this project and hopefully will be able to get some gravel to continue working on this project. He is trying to make a better base for when he gets gravel in the spring.

He is also going to get some bigger rock and place on the sides of the culvert to help from washout. He did get approved 2 loads of gravel next month. He is using that to fill in holes and fix the road over in block 9.

Tonya asked about the pump. He has the pump and has the bolts; he is waiting for a gasket from Brandt Barksdale. Tonya asked about winterization. Michele said that Jake said everything is winterized, pools, pump house, bathhouses are all done. He has made 1 toilet in the men's side of bathhouse 2 workable for the crew. Currently Jake would have to stop and let the boys into the office to use the bathroom and so he made 1 workable toilet in the bathhouse. The door is locked with a master lock and the boys have a key so they can use it without Jake having to stop what he is doing to let them in the office

REPORTS OF COMMITTEES

BYLAWS

Fine tuning small changes and will be sent to lawyer next week
DOR/Rules and Regulations/ Bylaws ... all going to the lawyer.
Hoping to get them back soon and sent out to the POA for approval.

ABANDON LOT

Danny asked about Michele sending out more abandon lot letters. Michele states it was not abandon lot stuff. What it was is that she emailed anyone that owed dues 1 or 2 years to remind them that they have dues that are owed. Some replies showed unhappy people. Bylaws state if you have camper and or electric on the lot then you owe dues to the park. Emails were not sent out to those that owed fines yet. Michele is trying to send all that info out to the board as it comes in. Do we want to send any of this to the lawyer. Yancy asks cost. \$150 per demand letter and that gets passed on to the POA member. Chris asks how many are 2-year delinquent. Michele states that there are 5 that owe 2 years that do not have an agreement with the park 2 of those that owe 2 years have made arrangements with the board to make payments (153-06 and 117-02). Brian Odom will pay 2024 immediately and 2025 when it gets here. Can we forgive 2023? There are several that want the last 2 years forgiven but that was done away with. Tonya says if people would contact the park and set up payments. Danny wants them paid; Beth gave an example of car payments. POA situation discussed. Hardships will always be reviewed.

Yancy makes a motion to send all those that owe 2 years of dues to the lawyer by January 1st, also to send Tonya Pitts as she requested hardship on her lots and agreed to pay on 011-06 but has failed to pay. Michele will send out reminders to those that owe 2024 only to let them know that the 2-year forgiveness has been done away with. Seconded by Danny. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley. Nays: Zero

Anthony Deichman is working with the county right now to get his lot moved into his name as his grandparents have died. We will need to forgive his dues for 2024 since the lot is not in his name we can't assign the dues to him. Michele will continue to work with him as he gets the lot in his name. He is moving out of the country and this will take some time.

In January we will revisit those that owe 2024 to see what to do.

Invoices for 2025 dues are starting to go out.

OLD BUSINESS

CAMPER LAWSUIT

Insurance person is out of office until December 23rd. Beth will call at that time to see where we are on that. Tonya says it can be looked up online. But the attorney has not been dealing with it, it is all going through insurance at this time. Tonya thought they settled with insurance, however only a portion was settled, there is still 1 outstanding person that has not settled.

RESOLUTION FOR APPEAL PROCESS

Tonya sent out an Amended Resolution for the Governing/Covenants Committee. Michele states she likes the new wording and the actual appeal process that was entered into it. Tonya moves to amend the resolution regarding # 20220112 Governing/covenants Committee. Second by Charles. Carol asks that the committee shall include 2 directors (non-officer) and no less than 3 but no more than 5 POA members. She states we can't get POA to do anything how are we going to get them to do this. Tonya explains that in that case it does read further down that if enough POA members don't join the committee the board appeal will be conducted by the board in a specially called executive meeting. Beth says this basically this gives the POA a chance to step up and be a part of the decisions. Chris asks if the committee will change for each appeal, or will this be a set committee for the season. Yancy says they stay for the season unless they have a family member seeking the appeal. Michele will make sure to have a form for this at the February meeting. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley. Nays: Zero

This will be added with the By Laws when they go out.

OFFICE PERSON

Carol states we have not found one yet. The person we planned to hire took work elsewhere and the applicants we are getting are just not good candidates. They are CNA's, door dash drivers etc. Tonya states that we may have to hire someone and teach them. Carol and Michele are still learning how to the programs and neither feel comfortable teaching yet. Both are hoping to find someone mid-January. The concern is that Michele and Carol know sort of what we are looking for in the computer, but if we are still learning then its really hard to teach someone. We all discussed better ways to track and report. Michele states the way that she was taught were so confusing, but now that she is working 1 on 1 with accountant its so much easier and learning that it is not as hard as she was taught before. Tonya would like to start having written procedures on how to do things in the office. Michele and Carol do have a book started and are continuing to work on that book. Its called Office Instructions. Yancy states that Michele and Carol are in the office and will know when they are ready to hire. Danny says if one seems to fit hire them on the spot. Michele says she doesn't feel comfortable with this, we can send a message out to the board and get a consensus from the board. We can send a message out and get a decision within 24 hours.

ACCOUNTANT

Carol asks has anyone received a bid from any accountant? All replied no. We did receive an email from Patty Schumacher (she is doing our review). Email will be attached. But below is the quote

Patty Schumacher:

Bookkeeping overview and payroll assistance quote

My recommendation is to add QuickBooks to your online QuickBooks file and process payroll in house. This can be easily setup, and I can either login and run payroll and pay payroll taxes, issue annual W2's and process quarterly payroll reports, or work with your staff to train them to do so.

I propose a \$200.00 a month fee for the following services:

1. Analysis of bookkeeping data monthly
2. Assist with printing a profit and loss and balance sheet for the board meetings, along with any other reports needed.
3. Consult as needed with the office/board on miscellaneous questions or training.
4. Review and/or processing payroll as needed.

You would pay or reimburse me for the QuickBooks online monthly fees, for the software and payroll processing

Michele states this is \$50 cheaper than we were paying and \$200 cheaper than what we are paying now. Yancy makes a motion to hire this accountant for 6-month probation and monthly updates from the Treasurer/Secretary on how its going. Seconded by Danny. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley. Tonya states that we need to find someone to do the 2024 audit, she may be able to do 2024 since she was not the accountant in 2024.

Michele states her fee does include a quarterly review.

Tonya states she likes that this accountant is local to the area. Michele states she likes that she is willing to come to the park to teach as well.

We can give her a gate card so she can get in to help us. All agreed on that

NEW BUSINESS

LOTS DEEDED BACK TO PARK

We have had 2 lots deeded back to the park from the abandon lot letters. We have those deeds in the safe and Michele will get those recorded at the courthouse after the 1st of the year. Tonya asked if there are back taxes owed. Michele suggests sealed bids but would like to wait until at least the February meeting. Also open to POA first. Danny suggests waiting even longer. We can also post on Facebook. Adam asks that the money received from these lots be put directly toward a payment owed. Adam asks Yancy if putting a lump sum would be good to do that with. We did discuss trading while still under warranty. So, Adam asks if we put this money toward it then it would just benefit us. Yancy says yes that would be good for the park.

Danny asks can we put the pumper truck payment toward the tractor as well. Discussion if we budgeted the payment from the pumper truck. It was decided that we did include the pumper truck payments into the budget. So Tonya is correct. We should be able to apply the pumper truck payments toward the tractor to help pay the tractor down even more.

Danny makes a motion that we put the lots up for bid in March/April for sealed bid. Seconded by Yancy. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley.

Adam made a motion to put profits from the lots for bid toward the tractor payment. Seconded by Danny. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley.
Nays: zero

Danny asks about the lot behind The Tookers, this is Brandon Petty's lot. Danny wants to know if we can send him to the lawyer. He has not been being billed for assessments for the last several years and Michele and Carol state they do not know why. He does however, have a fine that is due and he will receive an invoice for 2025. He has had multiple letters sent. He does have a camper and electric. Charles says that he is a neighbor and he will see if he can get ahold of him. Danny asks if he is using water, Michele states our bylaws say that if he has a camper on it. Its his choice not to use it. Tonya asks if he has electric. Michele says there is a pole on his lot. Tonya says then he owes assessments.

PAST TAXES

Questions from Tonya on lots:

068-03. That lot belongs to Kim Smith who has a recorded deed in the office from 10.27.22. It is recorded at Sharp County courthouse in the clerk's office. So, Michele called the Assessors office, apparently the clerks office never sent this deed to them (accidently). Michele gave the book and page number stamped on the deed and the Assessor checked into this and this has now been fixed. The back taxes belong to Kim Smith not the park.

115-05. This lot belongs to Howard Baswell. Michele called him and he said that he did file that deed but that he will look again. This is the lot that we had been paying taxes on

for a while and back in 2024 paid \$75 to Homestead for a duplicate deed. June 4th they were printed and notarized. Howard did pick it up. He will check on this and pay the back taxes. If he can't find his deed, I have the deed in my email and we can reprint

182-09. Part of our common ground in block 9. We did get online and paid the back taxes. We do not know why that wasn't in the rest of the taxes. Tonya thinks it's the way the deed is recorded. We will have to watch this at the end of the year. The taxes were \$25 and we paid it online. Tonya thought maybe because some of our lots are under Riverbend and some are under River Bend. Michele will check with the assessor next trip to the courthouse.

Tonya states that we are paying for a comfort station in block 8. Michele states she asked the same question last year. She states that she was told that the ground did not perk so they couldn't put a bathhouse there. Tonya asks if we can sell that. Michele will look into this again and find out what is the deal with this land.

ARTICLES OF INCORPORATION

Carol says that she was told that everyone that owns a lot inside the park has to be mailed out the DOR/Rules & Regulations /Bylaws to be voted on for changes. However, our Articles of Incorporation it says "The powers to amend the Articles of Incorporation and to make, amend and adopt new Bylaws shall be reserved to the members in good standing." So, Carol asks how do we handle that. Do we send out to only in good standing? Tonya says that she thinks the law says if it changes something with their voting rights then it has to be sent to everyone in the park, but if it doesn't change voting rights then it could just go to Members in Good standing... Tonya asks are we changing voting on anything. We are not changing that. Carol says this is established already in the articles.

So Michele asks, does this mean that we only have to send the bylaws to members in good standing to vote on. Tonya asked can be electronic signed. Beth says no, has to be written. Chris asks if we can post that they can come to the office to pick them up and mail the ones that don't pick up. Tonya asks can we post it online and let them print and vote and mail it in. Can we put it on the website password protected? Michele says that as a board we need to do our due diligence to make sure every member in good standing receives a copy and has the ability to vote if they choose to, if we put them online someone can say they didn't get it because they don't know how. Then we would be in error because we didn't make sure everyone received it. Michele states I think we need to mail them, Tonya and Yancy agreed to this. Then it's up to them if they mail them back or drop them off. Michele says with the meeting (initial) with the lawyer, she asked this question about what if a member says they didn't get something. He replied with the mailbox rule, as long as we can show we mailed something that's all we have to do. We do not have to prove someone received the mail. Just that we mailed them out. We can make a spreadsheet for that. Beth is hoping to have them to the lawyer in the next 2 weeks for review. Our lawyer is pretty quick, so maybe we can get them back and email them to somewhere to get it all printed. We will need help getting them in envelopes and mailed. Goal is to have them mailed by January 10-15 in the mail to members. Then since we moved our due date to March 15th this gives them 30 days prior to the Feb meeting. We may be able to get them vote at the February meeting. Beth states we want all this done by the park water turn on date. Carol asks about deadline. We have to have 30 days since mailing them to be able to start counting votes.

ADJOURN.

Yancy makes a motion to adjourn. Seconded by Danny. Ayes: Yancy DeLoach, Carol Kirby, Michele Sharp, Danny Washburn, Adam Farmer, Christine Wall, Tonya Cole, Charles Mobley.
Nays: Zero

Meeting Adjourned at 8:40PM