

## 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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 29<sup>th</sup>. 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 1<sup>st</sup> so she can make corrections and get them to the lawyer so they can be mailed out the 1<sup>st</sup> 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: 1<sup>st</sup> payment will be \$475

(includes a \$25 split fee)

2<sup>nd</sup> payment \$450

Motion made by Beth to accept the 2025 budget as written. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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 8<sup>th</sup> 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 7<sup>th</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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 2<sup>nd</sup> 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, 2<sup>nd</sup> 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

