

BOARD MEETING MINUTES
JULY 17, 2025

ROLL CALL

Called to order by Beth Sator at 7:06 PM

Present: Beth Sator, Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Danny Washburn, Charles Mobley. Absent: Dylan Johnston, Rondal Culp joined at 7:20PM

APPROVAL OF MINUTUES FROM PREVIOUS MEETING

Motion made by Yancy DeLoach to approve minutes from previous meeting. 2nd by Carol. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Danny Washburn, Charles Mobley. Nay: zero

APPROVAL OF FINANCIAL REPORT

Carol explained that there are 2 Entergy bills, the 1st bill omitted block 2's electric so they sent bill and she paid it as a separate payment.

Carol states her and Patty worked out the issues with using the same email accidentally as was done previously. Patty will make a separate folder for River Bend and put all correspondence in there and only pull the current one from the inbox. That should fix that problem. Employees will have to pay the hours back that they were over paid and they are all aware of that. Patty will take out \$50 per payday until it is paid back.

Carol states the water bill was \$19029.55 this is for 3 months and she did check those 3 months last year and that total was \$27276.34 so we are okay this year. Next water bill is about \$6k she is not sure of the exact amount.

Beth would like Carol to check with Sharna where the store money went. Carol says some is cash app and some cash and Sharna was supposed to give a detailed list but has not yet. \$75 was turned in.

Jake would like to know about getting a mini excavator. Carol called and got a report for hours used while it was rented. Carol states possible of 320 hours could have been used and looks like 132 hours were used. We discussed this among the board and as a board we do not feel the need for a mini excavator at this time but we will continue the discussion on Saturday with the POA and let them make the decision.

Charles made a motion to accept financials as written. 2nd by Chris Wall. Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Danny Washburn, Charles Mobley. Nay: zero.

REPORT OF THE PARK MANAGER

Beth asked Michele if Jake had a report for the board. Michele says not really other than he is continuing cleanup in block 6, and did clean up at the playground area. Those dumpsters are full and awaiting dumping. 2 new boys have been hired as summer help and that will end when school starts. Both pump trucks were working this week. Mowing has been completed.

Does anyone have any questions for Jake that we can ask. Carol states cameras are in the office. We ordered 8 for office and 4 for all other bath houses and gate in block 2. We need help getting them up

OLD BUSINESS

LAWSUIT UPDATE

Good news!! Beth has spoken with Angel at the insurance company. The lawyer will be asking the judge for dismissal due to not enough information. Beth had let the insurance company know that this last person was never a property owner in the park and apparently, she cannot produce ownership of the camper. Beth will call in a week or 2 and see what has happened. Once resolved we can start looking at changing insurance again.

PUMPING FLAG SYSTEM

PVC is here, flags are here, labels are here. Numbers are assigned. Michele will have the flags marked and QR codes will be attached to the flag. Michele will show Jake and Jayden the system. The crew will get the flags out hopefully in the next 2 weeks. Once a member gets their flag they can start using them immediately.

GATE EQUIPMENT

Dylan has done massive amounts of research on gates. We had talked about the Butterfly system; however, our cards are not compatible and we would have to replace all POA member current cards and that would run into thousands of hours and dollars to get them done. Discussion was had and it is decided to keep cell gate and order the parts. All parts have been ordered for about \$6000. We still may need to order the pad for the outgoing gate.

NEW BUSINESS

SECURITY IN PARK ON WEEKENDS (STILL TRYING TO FIND SOMEONE)

Beth states we are still trying to find someone. WE have talked to Shane in Sharp County. Dylan has checked with places outside of sharp county. There are no police officers willing to come work in their off hours. We need to come up with something else to get security. Carol and Michele interviewed someone awhile back with some military background. We can try to contact him and see if he would be interested. If anyone knows a person, including POA members. Send their name to a board member. No park members. Current workers have advised against using one of our workers as a secondary job. Rondal asked if we want to post it again. We need a SOP for that. Rondal will try to get a job description for that so that we add that to our job description. Mr. Lambert in block 9 has a security contact as well and he will get information on contact and bring to office. Danny asked about checking with the counties in Missouri. We have not checked into that. Rondal asks if there is a SxS or golf cart they can use, they could use the cleaning car however. Everyone still needs to send in potential hours for security.

INTERNET

Research has been done for this. Each location costs \$132 so that is not feasible. Rondal asked about a repeater. That may be an option to look into if we can we can get a high enough router.

ADJOURN

Yancy makes a motion to adjourn. 2nd by Danny. . Aye: Yancy DeLoach, Carol Kirby, Michele Sharp, Christine Wall, Danny Washburn, Charles Mobley. Nay: zero

Meeting adjourned at 7:39PM