

MEETING MINUTES
August 6, 2016

Debbie Carney, our Board President, called the meeting to order.

OLD BUSINESS

Meeting Minutes

Linda Biggs read the minutes from the June meeting. There was a motion to accept the minutes as read, a second, and the minutes were accepted without opposition.

Financial Report

Eileen Lewis gave a report of the finances and stated that we began with a balance of \$30,818.17. She gave reports with written copies for June and July since we did not have a meeting in July because of our July 4 festivities. Our CD now has a balance of \$2,006.02. The closing balance for June is \$30,091.46. After giving the detailed report for July, she stated that our CD now has a balance of \$2,007.01, and the ending balance is \$25,496.96. There was a motion to accept the reports as read, a second, and the financial reports were accepted without opposition.

Future Purchases

After unplanned expenses and \$3,000 to install the heat and air unit in the pavilion, we can't be too extravagant with our money. After purchasing such nice dryers, we want to protect our facilities from vandals and thieves who continue to abuse and violate our Retreat. We especially want to purchase key fobs because that will allow the Retreat to know who is using the bathhouse, and we will be able to disable entry for those who are not members in good standing.

Sink Hole

Summer reported that Scott and crew had worked on the dam by digging around the dam and removing the tree trunk that was routing the water in the area that was enlarging the sink hole and eroding the wall. The State came and when the work on the bridge is completed, the road can be repaired. Scott's crew also did some grading on the roads and made a few other improvements.

Signs are needed for "No Driving on this Area" beside the dam.

Campground Roads

Gina met with someone to get an estimate regarding the roads, but he wouldn't be available until Fall. Summer and Justin know Harold Manning with 35 years experience who owns his company and his equipment and suggested that we get an estimate from him. He has a 4 hour minimum and charges \$75 per hour. He could also help with culverts, grading, and other work needed in the campground so that property owners would see that we are getting work done. Debbie mentioned that the needed cattle gate at the top of the hill to divert the water was included in the work that Gina is awaiting an estimate on.

Abandoned Boat and Topper

The boat and topper has been removed. There was an expense to the Retreat of \$50.40.

New Double-Wide

The double-wide is in place.

E-Mail

There are no updates on the email resolution, in part because of the intermittent service from Frontier.

Metal Building in the Campground

The metal building has been moved.

GPS/EMS Updates for Retreat Roads

Summer volunteered to talk to them this week.

Dismantled Truck

The truck is gone.

Signs

Summer reported that one of the signs had been stolen, and that the person who took it told her to stay out of the campground, threatened her, etc. Even worse, he is not abiding by the By-Laws, his dues have not been paid, and he sold lots to people who brought in an older trailer without Board approval.

There was a brief discussion regarding a construction port-a-potty at one of the properties which is also not allowed.

Summer and Justin mentioned another problem regarding a satellite dish mounted on the side of the David Crockett boat ramp.

Late Fee for Non-Payment of Dues

Eileen spent several hours composing spreadsheets to send to the Carlton Company, which is our collection agency. There was a total of 47 new names with an additional 50 names that Gina sent in 2010. Three people have paid since the notices of additional finances charges were mailed in June; one person has paid since the names were given to the collection agency. The Retreat has been lenient in not pursuing the next step for those who are refusing to pay, but in order for us to have funds for desired improvements; we plan to proceed with the next option. As stated in our By-Laws, the Retreat can place a lien on the property and then auction the property.

Appreciation

Debbie expressed appreciation to Chris Lewis for his work on our electrical challenges in the Pavilion and the dryer installation in the bathhouse.

Debbie also expressed appreciation to Bobby for programming the dryers.

July 4 Festivities

There was a good attendance for the festivities with enough money made to pay for the band and the Water Slide. The Retreat had to pay for the food and fireworks, but it was an enjoyable weekend.

Dam Inspection

Debbie reported that the inspection on the dam near her house passed, and per the dam inspector that it looked better than it ever had.

New Business

Bios for Upcoming Vacant Positions

There have been no Bios submitted for the two positions on the Board that will become vacant in September. Our By-Laws need to be updated to specify the positions and requirements for Board Members and relatives and several other updates or changes.

Adjourn

With no additional business at this time, there was a motion, a second and the meeting was adjourned.