

# MEETING MINUTES

Saturday August 5, 2017

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Gina Knight, our Board President, called the meeting to order at 9:10 AM

## OLD BUSINESS

### Meeting Minutes

Debbie Carney read the minutes from the June 3 meeting. Correction to change month stated in the financial report from May to April. Eileen made a motion to accept with corrections, a second made by Justin, and with no opposition motion carried.

### Financial Report

Eileen Lewis gave reports of the finances for May and June. June had an opening balance of \$23,333.38 and a closing balance of \$21,976.86. Our CD now has a balance of \$2,019.09. There was a motion made by Debbie to accept the financial reports as read, a second made by Summer, with no opposition motion carried.

### New Keyless Entry System

Mike is working on getting the special parts to install. Bathhouse code has been changed to deter illegal activity going on in the bathhouse.

### Campground Roads

Phase II of the roads project will be put on hold until the threat of legal issues is resolved. With an exception to repair the section in front of the Osborn's needing a culvert. We have been threatened by Dennis Phillips and Ron Nevins with law suits and the POA may have to hire an attorney. Motion made Eileen to repair this one spot and postpone other road work, a second by Summer and with no opposition motion carried.

### Campground Signs

Signs the Bob Kennedy made for the campground are up thanks to Bobby. These include a 15 MPH speed limit sign and three private property signs.

### Lot # Markers

Gina has not check into the cost lot markers at this time.

### Water Utility

Gina is still working on the water utility situations and we may be on the path of being deactivated as a public water utility. We will continue to keep testing for our own safety. We are making progress with the water utility situation.

### Bathhouse Dusk to Dawn Light Outside

Dusk to Dawn Light was purchased by POA and put up by Bobby.

Sign in sheets were printed and posted to log bathhouse cleanings.

## **Sand for the Beach**

It was recommended to purchase 2 to 3 loads of sand for the beach swimming area. This is tabled until early Spring 2018.

## **Independence Day Weekend**

This year we did potluck instead of selling burgers and dogs and monies spent were on fireworks and water slide so no gains to report. With the torrential amount of rain we had attendance was low. The band and fireworks were awesome none the less and a good time was had by all.

## **NEW BUSINESS**

### **Delinquent Accounts**

Eileen will get the information on the top five delinquent accounts for Summer to take to the courts for liens.

### **Open Board Positions**

There will be two open board positions for 2017-2018 and at the time of our August meeting Eileen Lewis incumbent Treasurer has agreed to a second term but no one else has submitted a bio or voiced interest at this time so there will be no need for ballots.

### **Maintenance and Cleaning Bids**

Maintenance and Cleaning bids for 2018 will need to be submitted by the November 4<sup>th</sup> meeting. Patricia Hall has stated that she would not bid for next year.

### **Law Suit Threat**

Eileen has received a letter from Dennis Phillips threatening a lawsuit against the POA. Phillips states in his letter that he believes that our billing practices may be illegal and that the POA is extorting him by charging him with the dues owed by Donnie Dean on the lot that he sold to Phillips. Phillips is requesting the POA provide him with other information. The board members had a conference call and all agreed to stand united and not give into these threats and demands. We'll deal with a suit if it comes about and will ask that all legal fees incurred by the POA be paid by Phillips in a counter suit. Eileen made a motion that the POA board doesn't provide any information unless subpoenaed, a second made by Summer and with no opposition motion carried.

Ron Nevins has sent a letter voicing his demands and verbally threatened a lawsuit because he was turned over to collections and wants all finance charges and collection fees waived. Ron also asked for a break on his dues. He has met and spoken to Eileen at length several times and she has provided him with copies of his sparse payment history. He was told that he would have to deal with the collections agency and the POA would not make any deals with him.

### **Annual Meeting and Picnic**

Will be held September 9<sup>th</sup> with finger foods potluck and the POA will provide a sandwich tray and drinks. Picnic starting at noon with meeting to follow at 1:00 PM.

### **Rental Fees for Eclipse**

Motion made by Gina for Eclipse viewing on the Retreat three day minimum rental for the weekend of the August 21, Solar Eclipse. Rustic camping \$100 per night, water and electric sites \$200 per night and the Tiny House cabin \$500 per night as second made by Debbie and with no opposition motion carried. To be advertised on VBRO and Air BNB by Jerry Osborne for the POA.

### **Purchase of Grass Carp**

Eileen made a recommendation that we purchase Carp early Spring. It was recommended to purchase at least 20 per year (10 for big lake and 5 each for the other two) on a revolving basis. This discussion was tabled until the November meeting.

### **Letters of Notice**

Send letter to Ed Purdie notifying him that he has 30 days to clean the trees off the Crocket Lake Dam that were pushed over from his property. We have a bid from Bobby To remove the trees and clean up the debris for \$500.

### **Adjournment**

With no additional business at this time, Justin made a motion to adjourn, and a second by Dan Boshears and with no opposition the meeting was adjourned.