

MEETING MINUTES

July 4, 2015

Gina Knight called the meeting to order. Even though it was our first meeting on July 4, it was necessary to not only discuss business but also to accept bios from volunteers willing to serve on the vacant positions on the Board.

OLD BUSINESS

Meeting Minutes:

Linda Biggs read the meeting minutes from the June 6 meeting. There was a correction/deletion on Page 2, Paragraph 2 regarding money used for personal expenses (mileage and paychecks) by the previous board members not being returned. With the correction considered, there was a motion, second, and minutes were approved.

Financial Report:

Eileen Lewis did not give a detailed report, but stated that a statement of the debits and credits is available. She said that prior to going to collections, statements had been sent to those 125 who were delinquent with a \$10 late fee and 10% interest.

Several unfortunate events happened this past month: Gina's dad passed away and recently, lightning struck the campground well. Fortunately, Gina was able to get assistance from Mills water service. Not only was this well repaired, but after discovering the Tabor well needed repair also, both were repaired and insurance paid for the repairs.

The office needed a new air conditioner, so for \$1,500, a combined heating and cooling unit was installed. A moderate temperature in the office not only protects equipment from unnecessary damage, but also makes working conditions more comfortable.

There have been problems with internet service from Frontier, and Gina was told that all the lines would be repaired and upgraded within 2-3 months. There are numerous power outages also which shuts down the computer and surveillance cameras. A surge protector was purchased and installed for the well pump, but at this time, no explanation or solution is available for the power outages.

There are 675 total lots in the Retreat with 149 lots in the campground. Gina revisited the fact that some of the lots were owned by persons who are now deceased, and family members have not received statements or there is no contact address. Other lots are pending the tax sale. If someone purchases a lot in the tax sale, any dues owed will be forgiven.

Maintenance Position - This position covers the period of January through December. If anyone is interested in this position, Gina will need bids prior to December 1. There is no equipment provided.

Police Response - Gina shared that there had been people speeding dangerously through the Retreat. Trevor saw them, got a description of the car and the license number and rushed to tell Gina. She called the Sheriff's Department, and they were at the Retreat within about 5 minutes. Gina was thrilled at the quick response time.

Bath House - The door handles have been changed, and the hot water issue seems to be ok at this time. There was discussion regarding the back-flow preventer keeping the toilet seat wet. Gina will ask Bill to design a diversion for the water to eliminate this problem.

Double-wide - Ron Nevins has installed a permanent foundation under the double-wide. However, he still has not paid his dues.

Vacant Positions on the Board - According to the By-Laws, Gina cannot be on the Board again. However, if 51% of the members in good standing “write her in”, she can fill a position. She has emphasized that she would prefer to have some time off, but would support and serve regardless. She again mentioned that much work and improvements have been accomplished by volunteers, and hopefully this will continue.

There is no Proxy vote in order for the members in good standing, not the Board, to vote their preferences.

The By-Laws are 40 years old and should be updated to reflect current conditions and needs of the Retreat.

Several bios were submitted and will be sent via email. The ballots will be distributed so that the members can vote for the election at the annual meeting.

Ground Hogs, Beavers, and Muskrats - The beavers have been eliminated but there is still a problem with ground hogs. The holes made by the ground hogs will be filled with concrete prior to the dam inspection. As mentioned previously, the inspection fee is \$500 every other year. Gina will make sure that 10 bags of concrete are available.

Picnic Tables - Gina expressed appreciation to Chris and Eileen Lewis. Eileen purchased the picnic tables for a price of \$199 each from Cosco including delivery. Chris put the tables together.

Adjourn

With no additional business at this time, the meeting was adjourned.