

MEETING MINUTES

June 6, 2015

Gina Knight called the meeting to order. Only 4 Board Members were present, but we still had enough for a quorum.

OLD BUSINESS

Financial Report

Our Treasurer, Eileen Lewis, was attending a wedding in New York, so there was no Treasurer's Report. However, Gina stated that the bank statements were available for anyone to see if there were any questions.

Meeting Minutes

Linda Biggs read the meeting minutes from the May 5 meeting. There was a correction regarding the Retreat being required to have a state distribution license for the campground water. With the correction considered, there was a motion, second, and minutes were approved.

Fees and Inspections

The state reorganized the water utilities so that now, we are required to have 2 licenses to operate. From this time forward, a water inspector is required to have 2 licenses: a treatment 1 license and a small water distribution 1 license. This means not only do we have to pay state fees, but we also must have a state certified dual licensed operator on staff at all times. Even though Chelsea's license have been grandfathered in, it would be much better to have someone at the Retreat who is licensed. Chris Lewis has expressed an interest in getting his license, and he has experience as an electrician as well as a plumber. The best case scenario would be for us to gradually replace the infrastructure, install meters, and have each individual pay their own bill.

Ray Tabor suggested that we just have a master meter from South Cumberland Utility, but that would not solve our problems. We would be required to have a state distribution license, and we would still have to pay for our water instead of using our own well. The cost would increase because it would require a bookkeeper to divide the expenses and usage.

Statement of Expense Report

Gina responded to Ray Tabor that she could provide a report showing all the accounts receivable and how the receipts are applied to dues, fees, water, etc. As reflected in the report, we have been averaging about \$40,000 per year income. Ray is requesting a specific list of those who have paid, and how the money is spent. Gina and the Treasurer are the only ones who handle the credits and debits of the funds.

Vacant Positions on the Board

Ray Tabor made the statement that since no one would volunteer to work on the Board the POA should be dissolved. However, with the common property ownership and other business of consideration, the POA cannot be dissolved because 51% of the members in good standing must agree to the matters to be handled on a regular basis.

According to the Bylaws, after 6 years, when Gina's term expires in September, she cannot serve on the Board for a least one year. The same applies to Bob Kennedy whose term will also expire in September.

There was an explanation that in the past, board members had paid themselves for doing "volunteer" work, for the sale of property, and even mileage. Ultimately, the money was returned – by some voluntarily and others by court action.

For consideration on a Board position, in 30 days, Gina has to have a bio, a signed affidavit stating that you have read and will uphold the Bylaws and will abide by them. Lastly, you must have a desire to serve on the board for a three year term. Considering Clydean's vacant position, Gina's, and Bob Kennedy's position, there are 3 vacancies. The election is in September.

Linda Biggs stated that if no one comes forward to assume the President's position, it seems there is no other alternative but to hire a property manager. With Gina's guidance, a salaried person would be able to conduct the business of the retreat, and hopefully, would be dependable. Of course, dues would have to be increased to cover this expense.

Gina pointed out that since the Retreat has evolved from primarily weekend visitors to more full-time residents, the Bylaws should be updated to reflect present-day circumstances. We need our community and neighbors to work together to maintain our momentum and keep our accomplishments heading in the right direction for the improvement and benefits for all.

Again, Gina encouraged a type of neighborhood watch. For visitors who are fishing or using our facilities unaccompanied by a member, politely offer to sell them a pass. For those who are unruly or destructive, call the police and take pictures.

Previously considered bad areas of the Retreat have been cleaned up except for one remaining property on Hickory Hollow. This property consisting of the house with a septic and two lots is basically beyond repair, but it would be a fixer-upper for \$7,200 if anyone is interested.

Backhoe for Culverts - Gina stated that we need someone with a big backhoe to help do the work required to set the culverts. Ray Tabor is trying to get James to help us with this.

Maintenance Shed - We still need to put the metal on the shed and install a garage door. The 10 old trusses are available for purchase.

Maintenance Salary - In the past, the contract for the maintenance person was \$1,000 from January to December. We also paid \$125 per month for someone else to clean the office and the bath house. Bobby has been doing all this and additional work on the dams, clearing lots, etc. It has been suggested that we give Bobby an additional \$100 per month to continue clearing the lots so that potential buyers could see the lots better. With a motion and a second, it was approved that we increase Bobby's salary by \$100 per month.

July 4 - Our July 4 celebration will be on Saturday with all types of games like the corn hole, horseshoes, the waterslide, and a band from 4:00-8:00. The fireworks will be over the lake as always. We need volunteers for cooking. Gina requested that Ray Tabor ask Jerry to rake or disc the beach area.

July 4 Meeting - Since the election is forthcoming, our next meeting will be 9:00 on July 4.

Unidentified Cars - There have been unidentified cars parking near the maintenance shed. Everyone needs to be observant even though we have cameras. With power outages recently, there have been times when the computer needs to be reset, so Gina asked Bobby to make certain that the computers and cameras are still working and monitoring.

Hot Water in the Bath House - Some members have been unable to access the appropriate side of the bath house because the door was locked due to "family sharing". There has also been excessive use of hot water which causes some to have to take cold showers. Bobby will drain the hot water heater in an effort to eliminate sediment, and he will increase the temperature.

The same individuals have done this a second time, so Gina will speak to them about the complaints regarding this issue. Previously, it was voted that the Retreat could install a key fob system on the bath house. If, after Gina speaks to these people, this issue happens again, we will install the key fob.

She has asked Bobby to remove the locking handles, and she will buy non-locking handles to be installed on the doors. Gina also asked Bob Kennedy to make signs for the doors indicating Men Only and Ladies Only. Ray Tabor also asked for directional signs for the Pavilion, Office, Boat Dock, Beach Area, Bath House, Swinging Bridge and Boat Ramp.

Non-Compliance of Double-wide - An individual, Sarg, is non-compliant with the Bylaws. He has not submitted anything to the board nor has he paid his dues. He also has the double-wide on pillars instead of on a permanent foundation as required in the Bylaws. If he does not pay his dues, Gina will ask Eileen to put a lien on the property.

Adjourn

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

=====