

MEETING MINUTES

Saturday June 2, 2018

Summer Sibley, our Board Vice President, called the meeting to order at 9:00 AM

OLD BUSINESS

Meeting Minutes

Debbie Carney read the minutes from the April 7, 2018 meeting. With correction noted to the new Part Time water rates to \$240 per year instead of \$200. Eileen made a motion to accept minutes with the correction noted, a second made by Destiny, with no opposition motion carried.

Financial Report

Eileen Lewis gave reports of the finances for April. April had an opening balance of \$23,833.92 and a closing balance of \$21,999.34. Our CD now had a balance of \$2,029.19. With no additions or corrections Justin made a motion to accept the financial reports as read, a second made by Destiny, with no opposition motion carried.

New Keyless Entry System

Summer was not able to check into finding a new locksmith but Justin made a call and got no return reply. We will keep at it.

Sand for the Beach

Purchasing 2 to 3 loads of sand for the beach swimming area was continued tabled until the water level recedes. Water was high due to torrential rains this week. Summer will check to see if she can find someone with equipment to rake the beach area and report back.

Responses to Letters sent to Members

- The Estate of Charles (Shorty) Watson to clean up around the residence.
 - They started clean up around the yard after they received the letter that Summer hand delivered. Now the grass is about knee high. Debbie will send another letter for Summer to deliver.
- David and Regina Hedgecoth to clean up their lot and their clutter encroaching on other lots. The EPA was contacted and came out to inspect the makeshift septic. The EPA was going to send notice to the Hedgecoths.
 - Looks like little has been done so Debbie will send another letter stating that 14 days from the receipt of the second letter that someone will be sent in to remove the debris and the charge will be added to their account. Summer will hand deliver this letter also.
 - Debbie will also send a letter to the Turners who own the property across from the Hedgecoth's to let them know that their property is being encroached upon.
- Cecil Houston owner of the mobile at 243 Retreat Drive to finish the siding.
 - It appears that the finishing of the add-on at this address has started but still not finished. But there has been great progress.

Delinquent Accounts

Gina and Summer are going to try and find a new attorney to help with the delinquent accounts. Three top accounts to take to court, the Hummel's, David and Regina Hedgecoth and Polly Shipwash are delinquent on dues by several years. Before we spend money on court proceedings Debbie will send letters to try and collect.

Debbie failed to get the delinquent amounts for each account after the April meeting but will send out letters by mid-June.

Dilapidated/Abandoned Property

Claudia and Bob Kennedy, Summer, Gary Walker and Johnny went to the county mayor's office for the Health and Safety Standards Board meeting about the Hankins property. The Health and Safety Standards Board will send notice to appear to Hankins for their July meeting.

A property owner asked about getting the Department of Health involved with the Hedgecoth property issue and we tried to explain as best we could that this is difficult to do and takes time. Summer informed them of the forms to fill out with close neighbors signatures and the filing instructions. Summer stated that when the Hankins issue was resolved through the Health and Safety Standards Board that she would start the process on the Hedgecoth property.

Lynn asked about forming a committee to go around and list the abandoned properties to try to get something done. Eileen explained what we could and could not do with the property with deceased owners.

Signs for CMR Lots for Sale

The signs that we asked Bob Kennedy to /make for CMR lots for sale are now in our possession. The actual cost of the signs was far less than the \$1,000 estimate that Bob gave. The actual cost was \$627 (\$383 less than we allotted). A Big thanks to Bob Kennedy.

Barge Removal Complaint

It was reported that Ed Purdie took possession of the barge and moved over to his place. Issue resolved by removing from in front of Janet Gentile's property. But if we have a swim platform it will have to be by other means.

Bathhouse

Women's bathroom is in need of latches on the stall doors and a curtain partition for privacy when entering and exiting the showers. This was voted on and approved in April and Eileen will purchase the curtain, hanging hardware and latches in the next week or so.

Kitchen for Pavilion

The board decided on a mop/utility sink, stove and water heater for the pavilion. The electrical system will to have a few upgrades to carry everything. We still need to determine whether to put in a holding tank like the office has or use a portable camper dump tank and empty it each time at the dump station.

NEW BUSINESS

Independence Day 2018

Since July 4th is on a Wednesday this year it was discussed and decided by the many property owners and board members in attendance to forego the festivities this year and use the money that we usually spend to get the materials for the pavilion kitchen. Justin made the motion to forego the festivities and a second made by Destiny and with no opposition whatsoever the motion carried.

2018-2019 Open Board Positions

There will be three (3) board positions coming open to be filled in September. Terms are ending for Justin Harris, Summer Sibley and Debbie Carney. We did and will continue to put out the call for bios for members interested in running for a position. Bio's need to be submitted by July 15 in order for the ballots to be mailed by end of July. If we have more than three (3) bios submitted we will print and mail ballots to members in good standing by the end of July. No need to spend money on postage and ballots if we have less than 4 running.

We have four (4) volunteers, to stuff envelopes for mailing the Osborn's and the Walker's.

Water Seeping into the Pavilion/Kitchen

We still need a solution to the water seeping into the pavilion kitchen area.

CMRPOA Website

Debbie had to shut down out CMRPOA website because of malicious malware and getting no help or specific instructions on how to clean it up from Just-Host the website provider. She has checked into trying to get a site setup and running but will need help. Just-Host did refund almost all of our renewal fee that we had just paid. Summer and or Debbie will contact Kirk Orendorf to see if he may be able to help.

Future Meetings

It was called out at the meeting by a property owner about the board members and volunteers being called names and talk to in a harsh manner and that the meetings are being turned into riotous situations. It was recommended that board members address this issue and present ourselves in a mutual adult manner and address ALL POA members with the same respect that we expect from for ourselves. Not everyone knows everything about everything and each person that speaks needs to be listened to and answered in a respectful manner. Any and all suggestions and ideals brought to the floor should be listened to and discussed without yelling and rudeness.

Adjournment

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