

MEETING MINUTES

May 2, 2015

Gina Knight called the meeting to order.

OLD BUSINESS

Meeting Minutes:

Clydean Sievert, Secretary, sold her home and is no longer an owner in the Retreat. Therefore, she can no longer be a Board Member. Linda Biggs, previous Secretary will assume this position and read the minutes from the Dec. 6, 2014 meeting. There was a motion and a second to approve the minutes, and they were approved unopposed.

Financial Report:

Our Treasurer, Eileen Lewis, read the Financial Report. From Jan. 1 to April 29, our total profit is \$30,681.77. Our biggest expenses are insurance, landscaping and grounds keeping, taxes, and water testing totaling \$20,804.46, which gave us a net income of 9,877.31. Gina emphasized that all of our records are current and available for anyone to see upon request. With a motion to approve and a second, the Financial Report was approved.

Fees and Inspections - It seems there are still those who wish to dissolve the POA. Our Retreat has the lowest dues of any other POA at \$78 per year per lot; everyone except our maintenance person and water inspection personnel is working on a volunteer basis. When the community was started, there were 3 dams and a dike, and there were no fees on those. Then the state got involved and started charging a dam inspection fee at \$500 per dam. Gina argued that the roads over the dams were state roads and the state should be responsible, but unfortunately, Gina's efforts were unsuccessful. She was told that if we did not pay the fees, they would jerk the dam out. They did pull out the dam at Vondair mountain and emptied the lake that had been there for over 100 years and was owned by the railroad. The inspection fees have increased over time from \$100 to \$300, and are now \$500. The water grant we received for the residential area did not cover the water in the campground because that is considered a transient water system. At this time, there are no grants that cover that water system. Again, the state got involved and changed the water inspection requirements so that now, we are required to have 2 licenses to operate that. Fortunately Chelsea is "grandfathered in" under the new rules because our designation has changed. 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. These are costs which are unavoidable. Next, we have to pay the taxes on all the property which amounts to about \$1,046 on all the common property which is owned by all the property owners. With about 300 members in good standing, a vote of 51% would be required to sell all that property. If it were agreed by more than 150 people to sell that property, the money would be divided equally among the property owners. Then a decision must be made about handling all the state fees, etc. By having volunteers to work together to maintain the business of the retreat, our dues can remain low. If we have to hire property managers, our dues will increase substantially. When property owners stay involved to work toward the improvement of our community, our dues will remain low. Gina shared that as a result of improvements in the retreat, Clydean Sievert's house sold for \$196,000. Many people outside

the area are amazed at the improvements and how it has affected our area. Gina has real estate customers who are expressing a serious interest in our community. Everyone is amazed and shocked when Gina tells them how low our dues are. According to the Bylaws, Bob Kennedy and Gina will not be able to run for an office on the Board this year. However, if 51% of the membership voted to change the Bylaws, that could change.

Campground Roads - The culverts were bought and are being stored in the maintenance shed. The Retreat was not affected as bad as some in the county, but the winter was so bad that we didn't get any work done. There was a time with no power when Bill Knight and many others worked together to check on each other and transport people to heated areas, etc. Regardless, we have much to be done on the roads, we need someone with a big backhoe and large equipment to work on the roads and set the culverts.

Ray Tabor suggested that we just have a master meter from South Cumberland Utility, but that would not solve our problems. We would not be required to have a license, but we would still have to pay for our water instead of using our own well. The cost would increase because we would require a bookkeeper to divide the expenses and usage. Unfortunately, the campground is the most challenging part of the community and has the lowest rate of collection.

Land Contract - Regarding a land contract, an owner must have a land contract registered and recorded in the Court House before it is legal. It is the Buyer's responsibility to make certain that this is done.

The Retreat has many lots in default. Until the County has a tax sale, those lots will stay in limbo and will remain that way until there is a land sale. Eileen and Gina will be working with the Attorney to get some of the lots back because there are many interested buyers.

There was a lengthy discussion regarding the set back of 10 feet on the properties and easements according to our Bylaws.

There was also a lengthy discussion regarding the increase of dues per lot which was voted on and approved by 51% of the property owners.

New Business:

Those concerned about holes in the road on Turkey Blind Road need to call the road department; the county will also replace the stop sign that has been knocked down. Scott Blaylock and Robin are always accommodating whenever possible.

There was a request for a barrel to collect cans for recycling and a barrel for garbage collection. When we had a dumpster previously, outsiders were filing the dumpster plus with out of the county licenses, campers were having problems at the public facility.

With the majority vote of more than 51%, it would be possible for the Retreat to sell the campground under a separate POA with separate costs. However, if we lease it, we would lose control over the quality and class of those who would frequent there. Perhaps, again, with a majority vote of more than 51%, the dues in the campground could be raised to cover the road repair. O'Camp road goes through to

Midway, but the County does not maintain it. If O'Camp were open, it would reduce our insurance rates. A large, consistent attendance at every meeting would be the key to any success in getting the road open.

Part-time rates for water in the campground increased from \$185 to \$200 per year. The full-time people in the campground pay \$375 per year. There are 149 lots. If the land is touching, they pay one water bill. If the owners have two lots with 2 campers, they pay two water bills.

Gina paid respect to Clydean for her loyalty and dedication to all of us in the community. She was always a pillar and dependable in many areas. She was an example for all. A small token of gratitude was given which was a musical bird nest and water globe with an inscription of "With appreciation for your dedication". We also gave a \$100 gift card.

Bobby was applauded for his hard work and good job, and he stated that he would continue to do his best toward keeping everything looking good and maintained.

One final note: we have the same band from 4:00 to 8:00 for our July 4 celebration, and it will be on Saturday. We need volunteers for cooking.

Gina gave a plea to move the meeting from Saturday to a week night.

Adjourn

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

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