

MEETING MINUTES
October 10, 2015

Debbie Carney, 2015-2016 Board President called the meeting to order. The Board members introduced themselves and included Eileen Lewis, Treasurer, Linda Biggs, Secretary, Ray Tabor, Vice-President, Kerry Webb, Summer Sibley, and Justin Harris, Board Members.

OLD BUSINESS

Meeting Minutes

Linda Biggs read the meeting minutes from the August 1 meeting. There was a motion, second, and the minutes were approved.

Financial Report

Eileen Lewis stated that we started the month of September with a total of \$20,186.14. She continued to itemize the expenses and after all the bills and expenses were paid, we have a balance of \$18,583.74. Gina was amazed that the electric bill was the lowest in 5 years. There was a motion, a second, and the report was approved without opposition.

Speed Limit Signs

Summer has contacted the County, and she will attend the next meeting when she will ask for the County to submit a vote to install speed limit signs. To offset any budget constraints, there was a motion by Eileen that the CMR allot \$300 to subsidize the cost of the signs when Summer goes to the meeting and the sign request is on the agenda. The motion was seconded and carried unopposed.

Unrestrained Dogs in the Retreat

One of the property owners who had an unrestrained dog has moved. There is another person whose dog gets out of the fence and still runs loose, and this person is also delinquent in dues.

Key Fobs

The company Gina dealt with originally cannot be located and another company Gina has contacted will not return her calls. Any assistance contacting a company regarding key fobs will be appreciated. Since the key fobs will tax our computer and systems, it was suggested that we upgrade our computer. It is more than 6 years old and isn't compatible with many of the programs and is vulnerable to crashing or being hacked. Gina will research the cost of a new computer and current software programs. Eileen made a motion to authorize Gina to spend a maximum of \$1,500 to research the upgrade of our computer. Gina usually purchases Dell computers, and can possibly get the updated programs included. The motion was seconded and carried unopposed. After obtaining the new computer, the key fobs issue will be discussed again.

Audit

Eileen stated that Jean Swafford of Bookkeeping Unlimited prepared all of our taxes for 2012, 2013, 2014, audited our books, checked receipts and found absolutely no problems.

NEW BUSINESS

Campground Roads

Kerry expressed concerns with the campground road being so bad. Gina stated that technically the road mentioned is owned by the Bakers, and we only have a legal easement to use the road. There will be challenges which will include removing large rocks, spreading gravel, installing culverts, etc. One of the other campground roads will need either concrete or tar and chip. Gina suggested that we contact Dickey Lewis who is a property owner and owns a concrete pumper truck. Gina will contact Dickey Lewis and ask his assistance. Perhaps some of the problem areas could be fixed in the same manner that Ray Tabor fixed some of the roads previously.

Gina paid \$760 to grade and gravel the road to her house. She mentioned several roads that desperately need repair. There was a motion, second, and approval to reimburse Gina for \$380 of her expenses. There was another motion, second, and approval to start a reserve fund to contribute \$1,000 annually toward road repair and \$1,000 annually for dam repair fund.

There was a discussion regarding protecting the sides of the dam from erosion and also prevent anyone driving on it. It seemed the most logical suggestion is to place large rocks on the back side.

Unauthorized Cabin at 13-52

A storage building/cabin is being built on lot 13-52, but those who are building it have not obtained permission from the Board. Gina will research this.

Trash

Bob Brunson has been contacted by property owners regarding dogs getting into garbage and strewing it everywhere. Once again, this refers to a leash law not being obeyed.

Maintenance Bids

At the November meeting, bids will be accepted for cleaning the bathrooms and office at \$125 per month. The maintenance position includes mowing, well pumps, testing the water, etc.

November Meeting

The next meeting will be November 14 at 10:00.

Adjourn

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