

MEETING MINUTES
Saturday October 15, 2016

Gina Knight, our Board President, called the meeting to order shortly after 10:00 AM.

OLD BUSINESS

Meeting Minutes

Debbie Carney read the minutes from the August meeting and minutes from the September Annual meeting. There were two corrections to the August minutes. **1.** Regarding the port-a-potty in the campground. There is nothing in the by-laws stating it is not allowed so this statement was stricken from the minutes. **2.** It was stated that if the Retreat put a lien against a property and then it could be auctioned, correction made that we would have to go get the lien on it but we would have to take it to court to force foreclosure. Corrections were noted and Eileen made a motion to accept the minutes as read, a second was made by Justin, and the minutes were accepted without opposition.

Financial Report

Eileen Lewis gave report of the finances for August and September. August had an opening balance of \$24,801.02, and a closing balance of \$22,106.33. September had an opening balance of \$22,106.33 and a closing balance of 21,866.02. Our CD now has a balance of \$2,009.05. There was a motion made by Destiny to accept the reports as read, a second by Debbie, and the financial reports were accepted without opposition.

New Keyless Entry System

We have purchased keyless entry locks for the bathhouse and the pavilion and need to have them installed. We will need estimates from electricians and lock smiths to install the keyless systems. Gina will talk to the locksmith.

Bath House

David Lee mentioned that he has seen the bath house door propped open and opinion was that it is mostly on the weekends and may be left opened for small children to use while out playing. Another reason may be that after a shower or two it may be getting too warm inside during the summer months. The key fobs will help keep track of who accesses the facilities and if something is damaged, missing or the door is left open we would have a timeline and can notify individuals with a warning letter. Gina mentioned may be getting a dual heat and air unit like we have in the pavilion to cool and heat each side. She will check to see what it would cost.

Sink Hole

Summer reported that Scott and crew are waiting for a good rain to see how the water flows to make sure it is working before repairing the road. The State is aware that the bridge needs repaired.

Clarification was made as to why we need "No Driving on Dam" signs posted to warn people to not drive four wheelers on the dam where the leak is.

EMS-GPS Update

Gina has forms if you would like to purchase a green reflective marker with your house number for a cost of \$20, EMS will then map your location for emergencies.

Campground Roads

We have not received estimates from any of the paving companies other than Harold Manning. Harold has agreed to start repairs on the campground roads at \$70 per hour when he uses his backhoe. Harold said it is easier to build a new road than repair degraded road like ours. When he gets to a certain point the Retreat will rent a dozer and Harold will charge \$25 an hour to run it. He understands our cap of our \$10,000 and if he is in the middle of something he will finish it and not leave us hanging until we reach our next cycle of our financing for the roads project. We did approve a special \$50 assessment but want to hold off until late Spring or Summer before we enact.

Road Signs

Summer reported that there will be a yield sign installed at the intersection of Seiver and Crockett Lake (Crockett Lake will yield to Seiver). She also spoke to Scott about resurfacing Spruce.

NEW BUSINESS

Campground Membership

Since the campground is the largest use of our finances Gina suggested a change of dues rate for campground lots. Eileen suggested maybe just a special assessment for campground owners. Eileen will run a report of members so this can be researched and analyzed to help determine a course of action.

The residential side is now county roads and city water and still most of the finances are spent on the campground area.

We need our common areas upgraded such as beach, swim area rope and playground; we need more picnic tables and maybe a basketball hoop.

Illegal Activity

We have had a lot of thieving in the past few weeks. Half of the metal roof taken off the tiny cabin at the top of Ole Camp Rd, air conditioner stolen out of mobile home on Spruce Dr. and a home break in over by Davy Crockett Lake. A special appreciation was given to Summer for her alertness and diligence in getting these people arrested and watching out for the community. Gina suggested that we reimburse Summer for gas that she uses while patrolling through the Retreat several times a day keeping an eye on things. Debbie made a motion that we purchase a \$50 gas card for Summer and a second was made by Destiny, all in attendance agreed with no opposition.

Be on the lookout for an older Black S10 pickup, White Sion SUV and an older van which the individuals that were arrested for thefts in the Retreat are driving.

Gina provided forms for owner to fill out and provide pertinent information to have on file for police if your home or property are vandalized or broken into.

Abandonment Issues

David Lee asked if there was anything that could be done with some of the abandoned properties. Gina provided a copy of the county enacted "Resolution Adopting Regulations Governing the Health and Safety Standards of Residential and Non-Residential Properties" resolution number 1205-6. Gina asked Mr. Lee if he would read through it to see if there was something that we could use to our advantage. He declined so Debbie volunteered to read through the Resolution and report back.

Campground Signs

Gina stated the campground roads except Ole Camp are private property and no one except owners and their invited guest are welcome to travel these roads. We need signs posted so we will have grounds to prosecute trespassers and hopefully deter thieves. Claudia Kennedy will ask Bob about making three signs that state "CMR campground roads are for campground owners and their invited guest only. All others traveling these roads will be prosecuted to the fullest extent of the law".

Security Light

Justin stated that there is a security light out over by the red roofed cabin on Spruce. Summer will call VEC to try to determine if it is one that the Retreat pays for or if it is a county or private light.

Clarification on Camping Trailer

At the August meeting it was reported that one of our owners in the campground sold a lot and the new owner put in a camper without board approval. The camper was already on the lot when it was sold and the new owner wanted us to know that she was not aware that there were back dues owed but as soon as she found out she paid them in full and talked with the board about obtaining approval on the camper. She submitted pictures of the camper for board approval and the board agreed to let the camper stay on the lot. Debbie stated that she thought Ms. Harris is the kind of person that we want and need in our community to which board members agreed

Board Meetings

Gina made a recommendation to reduce our board meeting schedule to every other month or quarterly. If something arises between meetings that can't be handled via email or phone then a special meeting can be called. Debbie will work on a meeting schedule to present next month. Debbie made a motion to approve a board meetings change and a second was made by Eileen, with no opposition and motion carried.

Maintenance and Cleaning Bids

We need maintenance and cleaning bids for the upcoming year.

Adjournment

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