

# **MEETING MINUTES**

**Saturday October 6, 2018**

---

Meeting was called to order by Gina Knight, our Board President at 9:15 AM.

## **OLD BUSINESS**

### **Meeting Minutes**

Debbie Carney read the minutes from the **August 4, 2018** meeting. Sandy made a motion to accept minutes as read, a second made by Debbie, with no opposition motion carried.

### **Financial Report**

In Eileen's absence Debbie read reports of the finances for **September** with an opening balance of \$16,755.83 and a closing balance of \$17,500.79. Our CD now had a balance of \$2,033.29. With no additions or corrections Debbie made a motion to accept the financial reports as read, a second made by Gina, with no opposition motion carried.

### **New Keyless Entry System**

Gina is talking to a security company that may be able to help out with our keyless system.

### **Delinquent Accounts**

Gary Walker didn't find the markers for the lots across from the Hedgecoth's. Gina will contact Mid States Surveying come out and locate the corner marker. Mike Dunn will be there with O.D. to take pictures of the marker.

### **Campground Road Repairs**

Gina called Harold Manning and he has not returned her call as of Oct. 6. It was mentioned that Harold was working for a company now and not just for himself so it make take some time to get him over to start the repair work.

### **Water Utility**

Mark DePoister who had been working with Bobby on the daily water testing called Gina the week prior because he was not getting a chlorine reading, Gina called Bobby to ask about it and on his way home from a radiation treatment Bobby came by and figured out that it was the chlorine injector on the pump so he took parts from another pump to make the necessary repairs to get it up and running. Gina emphasized again how important it is that we have someone that's familiar with the water system and testing daily and that the maintenance position is more than just mowing. It was suggested to put in the new pump that we already have and use the older one for back up parts.

Gina and others have talked Marty Prior that he has water experience from his prior employment but he refuse to take the responsibility because of the state regulations.

## **NEW BUSINESS**

### **Job Bids**

We need maintenance and cleaning bids for 2019. Debbie will post the information on the website.

Marty Prior a partner in a mowing business is going to give us estimates for the mowing. When asked, Justin stated that he could not do what Bobby did/does for the price Bobby is paid. So considering the prior complaints about how Bobby did his job we haven't been able to find anyone willing to do just the mowing for that price.

# MEETING MINUTES

Saturday October 6, 2018

---

## Concern about Board Member Ethics

Justin never gave a definite answer on the mowing but it was mentioned that we could reimburse with a fuel card for mowing if a receipt was presented. Justin did mow before the Sept. meeting and Summer sent a text that should repay Justin \$160 for fuel and trim cord. When the amount was questioned it blew up into a rant and at this time Justin had still not commented. It was questioned by Sandy and Gina if Summer's intent was to defraud the POA by overstating the cost of for the mowing. At the meeting Justin did explain that amount was actually for fuel, cord and other materials purchased by him to build benches for the bathhouse and he did not think it was Summer's intent to defraud the POA. It was stated by a member that everyone makes mistakes and Summer is good at what she does for the retreat and others agreed. Another stated that she didn't think grouping the projects was intended fraud. Sandy then stated that we have to be transparent in our actions since it does reflect on all board members. It was suggested by members present that we make sure that Summer knows no reimbursement unless prior approval is given by the board. If materials are approved it should be paid for by our debit card. All agreed.

## 2018-2019 Open Board Positions

Three (3) board positions were filled Brian Weed, Summer Sibley and Debbie Carney. Brian Weed did not attend the September or October meeting and emailed Gina prior to Oct 3<sup>rd</sup>, to concede his seat on the board. We will now be working with 6 board members.

## Volunteering/Helping Out

Since Bobby has been sick and off the job we have been depending on volunteers for mowing, trimming, water testing and taking off the trash. We had several volunteers help out. Thanks to Lynn, Ed Purdie, Trevor, Justin, Thomas, Marty and Mike for their time and hard work trimming limbs, bushes, mowing and trimming around the Retreat and burning a large portion of brush pile. Not sure who has been taking off the trash but thank you. It's looking great around here.

Mark DePoister is attending school and has been doing the daily water testing since August 21<sup>st</sup>, Marty Prior has mowed and trimmed the Hickory Hollow dam and lake several times. Also Thomas and Trevor did some mowing. We would like to show our gratitude by giving each a fuel gift card. Thomas and Trevor both declined the offer. Sandy made a motion to approve the two \$50 fuel cards for Mark and Marty, a second by Debbie and with no opposition motion carried.

Justin agreed to finish out the season of mowing and trimming for \$500 by check and \$100 fuel card. Motion by Sandy and second by Eileen and with no opposition motion carried.

## Meeting with SCUD

Gina has a meeting with South Cumberland Utility on October 9<sup>th</sup> at 4 PM to discuss water for the campground. This will start the process which includes having to hire an engineer to map it out, get bids for the install and raising the money to fund the project. We had several property owners agree to attend the meeting with Gina.

## Dues, Rental Property & Amenity Fees

In discussing POA annual membership dues and our tight budget a property owner in attendance suggested to at least raise them by \$4 from \$81 to \$85. Sandy made a motion to increase the dues by \$4 as stated and a second by Debbie and with no opposition motion carried.

# **MEETING MINUTES**

**Saturday October 6, 2018**

---

Beginning January 2019 Air BNB owners will be assessed an annual \$150 fee for their clients to use the lakes and other amenities. Property owners that rent their property as a family home will be assessed an annual \$75 fee for each property.

## **Mr. Hughes Camper**

Everett Wyatt sold his campground lot to Henry Hughes which moved in an older camper that was not pre-approved by the board. Gina spoke directly to Mr. Wyatt during the meeting letting him know that he needed to have Mr. Hughes remove the camper. Summer also talked to him about it when he was moving it in. Debbie will compose a letter to Mr. Hughes stating the Declarations and Restrictions and procedures. Eileen delivered the letter.

## **Bathhouse Work Committee**

Barb and Shelley have agreed to form a committee and assess and make a list of painting, cleaning and repairs needed to the bathhouse. They will present their findings at the November meeting.

## **Community Yard Sale**

The yard sale will be held on October 13<sup>th</sup> and Barb worked really hard to try to bring in outside vendors but had no luck this year. Members would like to have another in the spring possibly Memorial or Independence Day weekend.

## **Water Utility**

Since the water utility is now strictly for the campground area Gina wants to separate the CMR Utility Rules and Regulations so that we could save on printing cost since the Residential side owners would not need this portion.

## **Adjournment**

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