

MEETING MINUTES

Saturday April 6, 2019

Meeting was called to order by Gina Knight, our Board President at 9:05 AM.

OLD BUSINESS

Meeting Minutes

Debbie Carney read the minutes from the November 3, 2018 meeting. Sandy made a motion to accept minutes as read, a second made by Eileen, with no opposition motion carried.

Financial Report

Eileen's gave the financial report for March with an opening balance of \$18,651.51 and a closing balance of \$19,927.85. Our CD now had a balance of \$2,039.35. With no additions or corrections Debbie made a motion to accept the financial reports as read, a second made by Sandy, with no opposition motion carried.

CMR Lot Survey

Gina may have to call another Surveying company to come out and locate the corner marker on the CMR lot across from the Hedghcoth's since Mr. O. D. Pugh has not been available.

Maintenance

Since this was our first meeting of 2019 Gina introduced Al Henson our new maintenance man and she commended him for the work he has done thus far.

Road Repairs

We had some unexpected road repairs expenses due to the torrential rains in February that totally washed out the road going into Bill & Gina Knight's property. The road in from of the Hedgecoth's washed some due to their firewood washing down and completely blocking the culvert.

Preventative maintenance needs to be done at these culverts by having concrete poured to help prevent future issues and expenses.

Water Utility

In February water pressure in the campground was very low and then there was no water at all. Mills Pump Service was called out and had to replace the pump and super chlorinate the well. Pump was clogged and burned out from all the silt caused by heavy rains and possible earth movement from the small quakes in the area.

Bathhouse Project

Al Henson, Thomas Carney and Mike Dunn will start making the discussed repairs and improvements at the bathhouse mid-April. No need for new shower stalls as we previously thought.

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Debbie found another coin op washing machine for \$25 which needed a part. Al Henson provided the part number and the part was purchased for \$75. If all goes well we will have the 2nd washer up and going soon.

Community Yard Sale

Spring 2019 yard sale planned has been cancelled for lack of interest.

Unapproved Camper Issues

Sometime after Mr. Hughes moved his camper in unapproved it was discovered that Ray Tabor had set an older motorhome unapproved on one of his campground lots that he is selling on a land contract. A letter was sent to Tabor requesting that he remove the motorhome after which Gina was threatened by a law suit against the board if he had to remove his and Hughes did not. The board had no choice other than ask Mr. Hughes to remove his camper. Which was very upsetting for all. Hughes was asked to remove his camper as soon as possible.

Letter Response

Jerri Cobb was present at this meeting in response to the letter she received regarding her property on Retreat Dr. She stated that they were in the process of getting the roof fixed and the yard cleaned up.

Fish/Stocking

We will not stock or add fish until Spring of 2020.


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NEW BUSINESS

Estimate for Water Lines in the Campground

Gina received an estimate of **\$324,351** to run the water lines through the campground.

November 7, 2018					
<u>ENGINEER'S ESTIMATE</u>					
for					
Cumberland Mountain Retreat Water Line Installation					
Estimated Costs of Construction					
Item No.	Items of Work	No. of Units	Units	Cost/Unit	Estimated Cost
1	2" PVC CLASS 200 Water Main with appurtenances includes, fittings, bedding, thrust blocking, detector tape, wire, etc.	8,500	LF	\$ 15	\$ 127,500
2	2" Brass Ball Valve with Box	14	EA	\$ 500	\$ 7,000
3	4" x 2" Tapping Sleeve and Valve	1	EA	\$ 700	\$ 700
4	3/4" Service Installation	19	EA	\$ 1,500	\$ 28,500
5	3/4" PEX-A Service Line Open Cut	725	LF	\$ 15	\$ 10,875
6	Limestone Gravel	500	TON	\$ 30	\$ 15,000
7	Pavement & Driveway Repair	500	LF	\$ 50	\$ 25,000
8	Erosion Control Features Including Seeding, Strawing, Silt-Fence	8,500	LF	\$ 3	\$ 25,500
				Construction	\$ 240,075
				Engineering Design & Contact Administration	\$ 36,011
				Construction Inspection by RPR	\$ 24,008
				Permits	\$250
				Contingencies	\$ 24,008
				Total Estimated Project Cost	\$324,351

Community Response Team

We are in the process of starting a Community Response Team (CRT) here in the Retreat. The purpose is to identify safe places during storms, helping neighbors get certified in CPR and First Aid and creating a data base of those certified or choose to help in emergencies. We will also look into getting an automated external defibrillator (AED) and get training on it also.

Sandy Dunn, Barb Nucatola, Al Childers and Justin Harris have volunteered to be on the committee.

Debbie will call and set up a CPR training class and post the details on FB and the web site.

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Owner Approvals

1. Brian Weed has a large lot that he wants to divide and build a 3 bedroom home on one side and a 1 bedroom home on the other. He has already been to the county and has all the permits and approvals if the Retreat will allow. This will bring more revenue in the form double dues. A motion was made by Eileen that we allow Brian to divide the lot and build 2 homes and a second by Destiny and with no opposition motion carried.
2. Everett and Donna Wyatt presented plans for a pavilion type building to be placed on their lot. Debbie made a motion that we allow and a second by Justin and with no opposition motion carried.
3. Gina has someone interested in purchasing 2 campground lots for \$4,400 (\$2,200) each with \$2,200 down and the remaining \$2,200 @ 5% interest on land contract. Justin made a motion that we sell the lots as stated and a second by Destiny and with no opposition motion carried.

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.