

ANNUAL MEETING MINUTES
September 1, 2018

A warm welcome on a rainy Saturday as the Annual Meeting was called to order by Gina Knight, President on Saturday morning, September 1, 2018 at 1:10 p.m. Meeting was held Labor Day weekend again this year.

Meeting Minutes

Debbie read the minutes from the Annual Meeting of September 9, 2017 and a motion was made by Sandy to accept the minutes as read and a second by Eileen, and without opposition motion carried.

Financial Report

Recap of past year financial reports we presented by Eileen Lewis, Treasurer. There was documentation and charts showing aspects of the financial history of the POA for the past year. Report included:

- The 5 largest expenses
- Profit and Loss statements, September 2017-August 2018
- A bar and pie chart showing Income and Expenses by month Sept 2017 – August 2018.
- Reports detailed monies used for roads project, items replaced or repaired; increased costs (taxes, telephone, utilities) etc.

Gina stated that this past year was the healthiest year financially we have had since 2009 when the new board took over. Bravo to the board and all the volunteers that helped make this such a successful year. Gina noted that the \$200K in collections figure represents many lots of deceased owners that didn't have a will and are they sitting in limbo. We can't collect on these so it makes our unpaid amount larger than the amount we could actually collect. The reported amount will increase every year that the property is in limbo. Thanks to Eileen's hard work and true diligence more property owners are paying now than in the past. Debbie made a motion to accept the reports as read, a second by Sandy and without opposition motion carried.

Above and Beyond

Gina wanted to recognize a member that goes above and beyond to help in any way possible to help facilitate change and that person is Summer Sibley. Summer is always keeping an eye on things and is willing to do whatever she is called on for anything at any time day or night

Outgoing Board Members

Gina and the POA board extends our most gratifying appreciation to the outgoing Board members Summer Sibley which has worked very hard for the Retreat this past year as mentioned prior. Justin Harris who has decided not to rerun but will still be here to help. Justin was here to help in whatever was taking place even when he was very sick and going through very serious health issues. Debbie Carney for her dedication and being very dependable and meticulous as secretary and her service over the past 3 years. This board has really work well together.

Debbie spoke for the board members in thanking Gina for guiding us and reminding us of the rules and regulations as we work together as a team. Gina has more experience as a board member and helps us to learn as we serve the POA.

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Gina also gave a big thank you to Lynn, Nancy, Gary, Chris and Jerry for all the volunteer work they have done this past summer at the Retreat. Getting water to the pavilion and re-ropeing the swimming area at the beach.

BUSINESS AT HAND

It was noted that this past year was the healthiest year financially we have had since 2009 when the new board took over. Bravo to the board and all the volunteers that helped make this such a successful year.

Special recognition to Summer for going above and beyond and always policing and watching out for the Retreat. A special tanks went out to the volunteers that got the water and plumbing in the pavilion and restringing new rope in the swimming area.

Gina gave a recap of growth over the past year which consisted of three new homes being built and several new owners again this year.

Gina also gave a very emotional report on Bobby Brunson's cancer diagnosis, treatment plan and his medical condition at the moment which is at a critical state. She also announced that Bobby had called her very sad and emotional stating that he would have to resign his maintenance position immediately in order to have the strength and time for his radiation and chemo treatment to try to shrink the tumor. Bobby will be on oxygen and have a feeding tube for nutrition but at this time his body is rejecting the feedings. We are down a maintenance man and more importantly a water person. The week that Bobby was very sick he had taken a Bac-T test that came up positive for bacteria which put us in a bit of a panic. So Gina thinking that it may have been a sloppy mistake because Bobby was sick she and Summer ran another test and it returned negative for bacteria which was a big relief.

Thanks to Bobby we now have a map of our waterlines, taps and cutoff valves, it may not be 100% accurate but it more than we have had in years.

Gina asked that if anyone in attendance would be interested in learning the water testing and treatment system to please let us know as soon as possible. There were several questions asked but because of the State rule of 12 months water experience no one in attendance qualified.

Since Bobby was under contract we will have to rebid the maintenance contract. Bobby will be selling his mower and building that he has behind the maintenance shed to help with his expenses. Gina suggested that Bobby receive his monthly compensation through the end of the year and since our funds come from the property owners Gina asked the members/owners in attendance what their opinion was on this, and Eileen stated that she had talked to Bobby and she knew that there was a true need for the financial support. All property owners in attendance agreed with show of hands 100% to support Bobby. Gary Walker then asked who would take care of maintenance now and Gina answered that we would have to do it on a volunteer basis until we could fill the bid. Gary said Justin did a great job mowing and trimming and something else that was inaudible on the recording and Gina replied firmly that the judging of the work that others do needed to stop and that we should be appreciative of anything a volunteer may do. Eileen made a motion to continue paying Bobby through the end of this year and a second by Summer all and with no opposition motion carried.

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Special Called Board Meeting

Since the board has some important decisions to make on the maintenance, mowing and water testing that will have to be done until we can get a replacement we will have a board meeting on October 6, 2018 to work on these issues.

Since Justin had voluntarily mowed and trimmed before the annual meeting he was asked if he would consider mowing through end of the season. Gina asked Justin to take some time and think it through and let her know and that she wouldn't be against giving him a fuel card for the fuel used when he mowed.

2018 - 2019 Board Members

With three seats to fill for the 2018 & 2019 year we put out the request for members in good standing via Facebook, CMRPOA website and group emails for interested members in good standing to submit bios by the end of July so we could get the ballots out prior to our annual meeting. There were five bios submitted and ballots were mailed prior to 8/1/2018.

Recess for a short break to have ballots counted by four of our volunteer POA members Gary & Dean Ann Walkers and Barry and Jerry Osborn

Gina stated that she was so excited that this was a first in her time on the board for five people on the ballot and she has never seen such a close race. She also stated that it saddened her that three of the five were not in attendance at the meeting which puts a damper on their commitment to the community.

Vote count - Summer Sibley 31 votes, Brian Weed 30 votes, Kirk Orendorf and Debbie Carney each had 29 votes and Angela Johnson 9 votes. When the counts were presented all current board members in attendance except Debbie Carney went into a private meeting to pour over the rules of elections to determine how to break the tie. In 2009 there was a rule that "members running had to have attended the past two annual meetings" but it was thought to have been changed to "members running must be present at the annual meeting". If this is true then Brian, Kirk and Angela would be disqualified. Elected were incumbent Summer Sibley, new member Brian Weed and Debbie Carney. To make the tie breaker decision it was asked of the property owners in attendance their thoughts and it was stated and agreed that Debbie was in attendance today and that she attended all meetings. When asked for a show of hands from property owners incumbent Debbie Carney won the vote. Debbie chose not to be present for this voting. Since Brian Weed had the second highest votes but was not present at this meeting it was agreed on by all in attendance that if Brian doesn't show for the October meeting then we would have a board position open.

After a brief meeting of the Board Members to nominate 2018-2019 positions, which are Gina Knight, President, Summer Sibley, Vice-President, Debbie Carney, Secretary, Eileen Lewis, Treasurer, Destiny Ruiz, Sandra Dunn and Brian Weed as Board Members.

Cleaning and Grounds Maintenance Bids

We will put out the call for Maintenance and Cleaning bids to be submitted prior to our November 3rd Board meeting.

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Adjournment

With no additional business at this time, Eileen made a motion to adjourn a second made by Sandy, and without opposition motion carried.