

# **MEETING MINUTES**

**Saturday June 8, 2019**

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Meeting was called to order by Gina Knight, our Board President at 9:20 AM.

## **OLD BUSINESS**

### **Financial Report**

Eileen's gave the financial report for May with an opening balance of \$25,603.93 and a closing balance of \$18,378.02. Our CD now had a balance of \$2,041.40. 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.

### **Meeting Minutes**

Debbie Carney read the minutes from the April 4, 2019 meeting. Destiny made a motion to accept minutes as read, a second made by Eileen, with no opposition motion carried.

### **CMR Lot Survey**

Gina will try to contact O. D. Pugh again to come out and locate the corner marker on the CMR lot across from the Hedghcoth's.

### **Road Repairs**

Concrete needs to be poured at the culverts that were washed out by the rains this year. We will do as soon as we have volunteers to help.

### **Water Utility**

The estimate for the waterlines does not include taps/meters and she estimates the cost to be more like \$400,000. Gina and Debbie will be checking to see if they can find community grants that may help with getting city water in the campground.

Gina requested a list of owners in good standing for bathhouse code and internet password. Debbie will run the report and prepare a list of good standing owners.

### **Bathhouse Project and Issues**

Thomas Carney gave an update on the work that he, Mike Dunn and Al Henson did to the bathhouse. New faucets, new shower heads, replaced some pipe, built new wall between the showers in the men's side, replaced termite damaged wood, caulked around the ceilings, painted and put up new trim around the ceilings and shored up the rocky toilet in the men's side.

Gina addressed the issue of termite damage that was found in the bathhouse and thought it would benefit the Retreat to have a termite inspection. Eileen made a motion to have a termite inspection on the bathhouse, pavilion, office and maintenance building. A second by Sandy and with no opposition motion carried. Gina will call Cumberland Exterminating to set up appointment.

Paint was purchased to paint the ceilings but it will have to be done after the busy season and the weather cools a bit.

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It was reported that the oldest washer was not filling the rinse cycle with enough water, new part was installed on the newer one but it still doesn't work so we will have an appliance repair company come and look at them.

Debbie was able to get us a good deal on an 86 gallon bladder tank from her company for the bathhouse which Al will install in the next few weeks.

The water heater is leaking but we do have a new one purchased last year that will be installed as soon as possible.

A big thank you to Lynn for voluntarily cleaning the siding on the bathhouse, cleaned up some branches and other sprucing up in the area and Ed Purdie also did some rock work.

## Unapproved Camper Issues

Ray Tabor remove his unapproved motorhome.

We may have to take legal action to have Henry Hughes moved because he still refuses to remove it.

## Community Response Team

Justin withdrew his commitment to the CRT committee, leaving a 3 member team of Barb Nucatola, Al Childers and Sandy Dunn.

The CPR and First Aid class will be today 6/8 at noon here at the Retreat, we have 7 people to sign up so it looks like we will have a good class. Gina, Trevor, Deb, Thomas, Sandy, Barb and Paul.

We will also look into getting an automated external defibrillator (AED) and get training on it also.

## NEW BUSINESS

### Property Owner Requests

1. Ray Tabor requested approval to put a 160 sq. foot cabin/barn shaped building on two lots which the board denied but agreed to allow a building at a minimum size 12' by 16' which is 192 square feet. Debbie made a motion to allow a minimum size of 12' by 16' building and a second by Eileen and with Justin opposing motion carried by majority vote.
2. Clyde Hankins requested approval to build a deck and an 18' by 45' top over his 36' camper at 10 Hale Street. Debbie made a motion to approve Hankins request to build a deck and the top over the camper and a second by Justin and with no opposition motion carried.
3. Last meeting it was voted to sell to Terry & Leah Hogan 2 campground lots for \$4,400 (\$2,200) each with \$2,200 down and the remaining \$2,200 @ 5% interest on land contract. After which Terry and Leah opted for 2 different lots for their 14' by 36' cabin so the price increased by \$500 to \$4,900 with \$2700 down and the remaining \$2,200 @ 5% on land contract. Justin made a motion that lots and price change be allowed and a second by Sandy and with no opposition motion carried.

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## **Independence Day Celebration**

Plans were made for our annual July 4<sup>th</sup> celebration to be held on Saturday July 6<sup>th</sup>. We will not sell food this year but opted for a pot luck picnic, to purchase \$500 in fireworks, inflatable water unit, and music will be provided by our new campground owner Terry Hogan. The POA will furnish plates, napkins and plastic ware.

## **Adjournment**

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