

MEETING MINUTES

Saturday November 2, 2019

Meeting was called to order by new president Terry Hogan our Board President at 9:00 AM.

Meeting Minutes

Sandy read the minutes from the August 3rd and the August 31, 2019 annual meeting. Eileen made a motion to accept minutes as read with the CD amount being corrected on the August 3 meeting, a second made by Eileen, with no opposition motion carried.

Financial Report

Eileen gave the financial report for July with an opening balance of \$14,943.04 and a closing balance of \$17,642.41. Our CD now had a balance of \$2,046.54. With no additions or corrections Sandy made a motion to accept the financial reports as read, a second made by Destiny, with no opposition motion carried.

OLD BUSINESS

Roads

We purchased a load of Rip Wrap rock to repair the leak at the Cherokee Dam as instructed by the State Inspector, also some of it was put in ta the culvert by the Hedgecoth's and used to fill in some potholes on the campground roads. We still have more to do with the rock we have left. We still need to repair Mooneyham Rd. which Harold Manning has not had time to get to. Debbie provided a phone number of a person that does driveway grading and repair. Terry is going to contact him and see if he can work something out.

Kirk Orendorf inquired about street signs for unmarked roads around the Retreat and Terry will talk to the county about the signs and roads this week. The Orendorfs also want to donate a bench to the Retreat to be placed in a common area for the community to enjoy.

Water Utility

We had a loss of water in the campground in September and thought the pump had burned out. With the hard work of Mike, Al, Justin, Paul and several others they pulled the pump and all the pipe from the well and discovered that the pipes only had a small opening half an inch or less for water to pass through. After cleaning and opening the pipes with a pressure washer and reinserting the pipe and pump we had water and the water pressure was better than it had been in years.

Mike Dunn also repaired the door frame on the pump house to make it more secure. Thank you Mike for another job well done.

Sandy went to Cookeville to talk to Lonnie McCloud at the Water Conservation office about not having a certified water operator and our options. She was informed that the daily required water testing and reporting could be done by any competent person and Lonnie provided a list of certified small systems water operator that could help with the nitrate testing and reporting. Lonnie also assured Sandy that they would help in any way to see that our water utility can remain up and running. Sandy was also informed that Chelsea had not submitted monthly reports in several months. Sandy and Mike are meeting with one of the certified water operators on Monday 11/4 for proper protocol on BacT and Nitrate testing.

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Sandy and Terry also met with Sandra Brewer, Jack Davis at South Cumberland Utility District along with Seth Rye of Rye Engineering that did the estimate for installing the pipe and taps and were informed that city water would not be coming to the campground. It would not be feasible in any way for South Cumberland Utility.

After paying the last fine of \$444 from the State on the fines against the POA we received another notice stating that we still owed \$337 and when Eileen called to find out what it was for she was informed that it was for penalties and interest on the water utility fines we had from 2011 to now. After paying this we up to par with the State on any past issues and we are starting with a clean slate.

Since we were having difficulty staying in compliance with our water utility Mike Dunn volunteered to take on the water testing. Mike will be doing the daily testing, monthly BacT (which will go back to quarterly testing after the State is satisfied) and annual Nitrate tests. The board voted to pay Mike the \$250 per month that we were paying Chelsea Tyree and still being fined and penalized.

Unapproved Camper Issues

Henry Hughes was able to sell his lots and remove his camper. We now have new owners and they have already moved their campers from lots they were renting to their own lots. The POA and all involved are pleased to have this issue resolved.

Bath House

After Debbie searching for several months for a coin operated washer she found a used one for \$450 and found new commercial grade washer through Lowes for \$880 with warranties. After some debate it was decided by the board to purchase one washer at this time unless we could get a great deal on two.

NEW BUSINESS

Sell of POA Lots

We will begin with the November 2019 minutes and going forward posting information on the sale of any POA owned lots. Lots sold since 9/1/2019

The board sold three lots since September 1, generating more revenue for the POA. Plat 13 Lot 6 \$1,500 to Terry Hogan closed on 9-23-19, Plat 13 Lot-23 to Logan Hardin \$1,500 closed on 9-23-19 and Plat 13 Lot 9 \$2,100 to Larry Raber closed on 10-8-19. All closing costs were paid by the buyers.

1. New board members Chris VanBrocklin, Terry Hogan and incumbents Destiny and Justin. Terry Hogan president, Justin Harris Vice President, Eileen Lewis Treasurer, Sandy Dunn Secretary, Debbie Carney, Destiny Ruiz and Chris VanBrocklin.
2. Chris VanBrocklin will research our options for cameras in and around the bath house for security reasons.
3. Justin will be checking with a local security company on new lock for the bathhouse door.
4. Eileen is to check with VEC on the light at the main entrance.
5. The Board has sold 3 POA lots since September

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6. We had three maintenance bids turned in: Al Henson \$1,200 per month, Chris Lewis \$1,200 per month and Tim Bogardus \$1,400 per month for mowing only.
7. We had two bids for cleaning of the bathhouse, office and pavilion. Barb Nucatola bid for \$200 per month and increase of \$40 per month and Leah Hogan bid for \$160 per month.

After much discussion and debate among board members about the maintenance and cleaning bids going on the past rule being stated over and over again that paid position could not be held by family of board members. We poured over the By-Laws Rules and Restrictions and found in Article III – Section 2 “Also, anyone contracting to provide any services for CMR or their family, shall not be eligible to be elected to the Board”. This was interpreted as if you have contracted a service with the CMR you or your family would not be eligible to be elected to the Board.

Also located in Article VI states: “The POA by virtue and through its Board of Directors, shall have the power to promulgate such rules and regulations as may be necessary to promote the health, safety, welfare and vested interest of the residents and property owners of the CMR in the use of all amenities owned, operated or subject to the control of the POA”.

In the best interest of the CMR Property owners and to maintain our financial budget for the 2020 year Maintenance position is awarded to Chris Lewis and the Cleaning position awarded to Leah Hogan.

Adjournment

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