

MEETING MINUTES

April – May – June 2020

Since COVID-19 Pandemic restrictions of no large gatherings were imposed in March 2020 the board members have been meeting and carrying on taking care of the CMRPOA business at hand. Meetings were called to order by president Terry Hogan our Board President at the scheduled date and time.

Meeting Minutes

April – There was an inquiry for a price for POA owned lot 46 on Plat 11. Board members met and decided on a price of \$1,500. Motion was made and seconded and with no opposition motion carried.

May – The state water board requires a separate room with a locked door to store our water treatment chemicals. Sandy made a motion to spend no more than \$1,000 to make a room with an outside door with locks on the side of the maintenance shed nearest to the well house. Second by Eileen and with no opposition motion carried.

June – It was decided by the board not to have the annual 4th of July celebration because of the COVID restrictions and the safety of our members and community. The POA board will decide on the annual meeting and election at our planned meeting on July 25th.

Mark La Rocque purchased Plat 11 lot 46 to for \$1,500.

POA owns 2 lots on Retreat Dr. that are on the lake that have septic tanks and electricity and POA the has voted to advertise them at \$8,500 each. Sandy emailed board members for their vote on the lot prices and pricing was approved by the majority vote. We do have room for negotiating on the price.

We were instructed by the State Water Environmental Dept. that we needed two flow meters, 2 chlorine pumps , a 3 HP well pump and 2" pipe from the pump to the well. Terry spoke with Mills Pump and negotiated a price for the complete package of our required needs from \$10,000 to approximately \$8,700. We are hoping to sell these and or other lots in order to fund the new well system. Last resort will be an assessment to property owners.

Motion made by Eileen and a second by Chris V. to accept minutes as read and with no opposition motion carried.

Financial Reports

Eileen has furnished monthly financial reports that have been posted each month on our website for member to access. You will find December 2019 through June 2020. Debbie mad a motion to accept all financial reports as read and a second by Sandy and no opposition motion carried.

ACCOMPLISHMENTS

Even with the pandemic board members have been working behind very hard this year and making great progress.

Terry stays busy working with other board members on policing our problem areas talking to property owners and members and taking care of issues we may be having. He is a great negotiator and problem solver.

Sandy has mapped out lots owned by the POA and has done much research online and at the trustee's office to help update our member and property information for our records. She has also prioritized and arranged our office files answers emails and questions that members and others looking at Retreat property may have.

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Eileen has kept up with all financial responsibilities of the Retreat and prepares monthly reports for posting on the website for all to see. She worked many hours to compile a large worksheet on owners that are in arrears. With the information gathered on owners that are one or more years behind on dues and water payments. She was able to report 113 owners to the collection agency.

Chris V has been working to set up meetings with SCUD on possible solutions for our water system and researching solutions for some of our other projects. Chris also makes the agenda for each meeting.

Debbie has kept up the website and makes sure that all events, decisions and changes are posted to it and our Facebook page. She sent a mass email to all members that have provided email addresses concerning the annual meeting and election. She had the annual ballot prepared for printing if we get more than 3 candidates running for the board.

Destiny and Justin are always here to help and participate in board decisions either at meetings or via email.

There has been much effort of our POA members, board and the sheriff's office to patrol and take care of some of our problem residents and high traffic areas. There have been several arrests and the traffic at all hours of the night and early morning has near ceased.

Chris Lewis and Lynn Haines pressured washed and painted the exterior of the office. They have also done work on improving the common areas and dams.

RESOLVED OLD BUSINESS

1. Mooneyham Rd. was repaired with some of the Rip Wrap rock
2. The Cherokee Dam at the big lake has been repaired with Rip Wrap as suggested by the Dam inspector.
3. Paul Leifker volunteered his time and talent and ran the backhoe (rented by POA) to repair the campground roads and ditches. He also volunteers his time to help Mike with the water system as needed.

Water Utility

Mike has been working overtime to keep the water system going. In June he began installing shut off valves on water lines to property owners not complying with utility guidelines and payments as stated in the bylaws.

We've had well equipment issues that needed prompt attention. With Mike's knowledge of the water system, dedication and hard work we are still operating under all State requirements and passing all water inspections.

Mike has painted and sanitized the well house and equipment and according to the State it is operating and looking the best it ever has.

Adjournment

With no additional business meets were adjourned.