

# MEETING MINUTES

December 2020 – January 2021

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As a result of the COVID-19 Virus and threats the board has not had any planned group meetings but taking care of business and issues as they come to our attention.

## **Financial Report**

Sandy has provided financial reports that have been posted on the website as well. November 2020 ending balance of \$14,980.17, December opening balance \$14,980.17 ending balance \$29,067.57 and January 2021 opening balance \$29,067.57 closing balance \$25,530.98. All large expenditures have been paid for 2021.

## **OLD BUSINESS**

For those of you that did not attend the annual meeting in September I am including a copy of the proposed budget that was presented to members present to back up the necessity of a dues increase. I also would like to reiterate that the campground water fees collected cover all water utility expenses.

## **Sell of POA Lots**

The board sold three lots since September generating more revenue for three POA. Plat 11 Lot 46 \$1,500, Plat 11 Lot 44 & 45 \$2,800.

## **Roads**

At the POA's request the county was called out regarding issues on O'Camp Dr. and after meeting with them we were informed that if the campground owner mail boxes were down past the bridge the county would be more diligent on maintaining the roads for the USPS mail delivery. The county came out and put in two culverts one before the new mail boxes and one at the intersection of O'Camp and Southwinds Dr.

The county also gave suggestions on how we could solve the issue on Southwinds Dr., and with our stock of three large culverts in the maintenance shed we used to one and one half of a large culverts at Little Laurel Branch between Hedgecoth's and Lawson's, where the road was eroding and we were having flooding issues currently and in the past. The remaining rip-rap that we had purchased previously was also used as part of the road repair in this section. A large culvert was installed at the intersection Hale St, and Flynn Loop leaving us with half of a culvert in stock. We purchased 3 smaller culverts to use along Hale St. to divert run off and natural spring water that several owners had been complaining about for years.

A total of 5.5 culverts have been installed over the past 3 months.

Road repair has also been done on other parts of Flynn Loop.

With our volunteers Mike Dunn, Junior Lawson, Dennis Lynch working on these projects and with very little expense of renting a backhoe and Paul Leifker operating it has saved the POA a great deal of money.

Ed Purdie volunteers by continually picking up trash throughout the Retreat on his daily walks.

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## Water Utility

On December 23, 2020 we called Mill's Pump because the new chlorine pump had burned out and was unrepairable. At the suggestion of Mill's we purchased two Stenner chlorine pumps at a cost of \$1,802 with a two year warranty but according to Dennis Mills they have a life span 8-10 years with minimal maintenance.

The electric use at the pump house has gone down approx. \$60 per month since the new equipment was installed. With well working and maintained equipment we are saving money and will continue in the future.

There have been multiple water line and hydrants repairs.

## NEW TO POA

Thanks to Sandy Dunn we now have a procedure/resources note book outlining monthly, quarterly and annual tasks to be completed to keep our non-profit business going and make the office duties run more smoothly.

We also have two plot maps posted on the office wall, one mapping all residential lots and the other mapping all campground lots. They both have demographics showing what the POA owns, private owned lots, lots that are for sale and lots that have sold recently both private and POA sales.

At the request of many paying members we now have resources to take debit or credit card payments in person and or over the phone.

With the economic state as it is now, we will also consider payment options for members upon request and with board approval.

## NEW BUSINESS

Due to COVID-19 restrictions we still have not set a schedule to begin regular POA meetings.

Please contact the office at 931-778-6040 or email at [cmrpoa@frontier.com](mailto:cmrpoa@frontier.com) if you have an issue that needs addressing and someone will get back to you to set up a meeting with the board if necessary. Phone messages and email is monitored regularly.

## Adjournment

N/A

## CMR 2020-21 Budget

	2018-19	2019-20	2020-21
<b>Income</b>			
Dues			\$54,630
Utility District Water Fees			<u>15,720</u>
<b>Total Income</b>			<b>\$70,350</b>
<b>Expenses</b>			
Advertising & Promotion	\$44	\$309	\$300
Business Licenses & Permits	280	677	500
Computer & Internet	223	116	200
Deed Recording Fees	0	21	50
Equipment Rental	165	533	500
Insurance	13,569	13,522	14,000
Janitorial	2334	2419	2500
Landscaping & Groundskeeping	9775	15,333	15,000
Meals & Entertainment	49	429	500
Office Supplies	594	523	600
Postage & Delivery	381	360	400
Professional Fees	1192	522	2000
Repairs & Maintenance	8100	6298	10,000
Small Tools & Equipment	253	0	200
Property Taxes	1265	1423	1200
Telephone & WiFi	1674	1622	1680
Utilities	5497	6638	2000
Contingency Fund			3000
Utility District Water Expenses	<u>16,283</u>	<u>15,362</u>	<u>15,720</u>
<b>Total Expenses</b>	<b>\$59,464</b>	<b>\$63,691</b>	<b>\$70,350</b>

CMR Utility District 2020-2021 Budget

	2018-19	2019-20	2020-21
<b><u>Income</u></b>			
Water Fees			\$15,720
<b><u>Expenses</u></b>			
Chemicals	314	1010	1000
Testing	1919	152	6000
Utilities		2400	2500
Other	<u>7878</u>	<u>6450</u>	<u>6220</u>
Totals	\$16,283	\$15,362	\$15,720