

**ANNUAL MEETING MINUTES**  
**September 5, 2020**

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Annual Meeting was called to order by President Terry Hogan on this gorgeous Saturday afternoon, September 5, 2020 at 1:00 p.m. Labor Day weekend with a very nice turnout. Terry recognized the current board members and their years of service and announced the three board candidates Linda Biggs, Sandy Dunn and Lynn Haines. Terry then turned the meeting over to Chris VanBrocklin to moderate.

Because of the COVID-19 Virus Pandemic and government restrictions this year has been a struggle with meetings schedules and celebrations. We were unable to have our Memorial Day or Independence Day celebrations or Labor Day picnic.

**This board has really worked well together and accomplished much. We have had to learn a lot on our own this past year and with many challenges by working together we have met and gone above what was thought we could accomplish.**

### **Meeting Minutes**

Debbie read the minutes from the Annual Meeting of August 31, 2019. Sandy made a motion to accept the minutes as read, a second by Eileen, without opposition motion carried.

### **Financial Report**

Treasurer Eileen Lewis presented a visual recap of past year financial reports detailing each aspect of receivables and payables. She provided posters showing aspects of the financial history of the POA for the past year. Report included:

- Largest expense 30% of budget was water utility, Insurance . It was reported that the dues and water fees from campground owners paid for all water utility expenses.
- Charts showing Income and Expenses Sept 2019 – August 2020.
- Reason for increase in expenses for this year: Fines for water, certified water operator, new washer, new well system
- Reports detailed monies used for projects, items replaced or repaired; unexpected expenses, increased costs, water utility cost etc.

Sandy made a motion to accept report as read, a second by Debbie, with no opposition motion carried.

### **Water Utility Report**

Sandy reported on the water utility over the past year. The current board was taxed to deal with current water issues and violations that had incurred and ongoing for the past several years. Sandy meet with the state water official Lonnie McCloud in Cookeville and learned that the water testing wasn't as complex as we had been led to believe and with proper instruction anyone at the Retreat could so the daily testing and reporting. We would have to have a licensed water operator to come in and help guide us and do monthly mandated testing for the state. We chose an operator from their recommendations at \$900 per month with the promise that after a few months we could go to quarterly testing by the paid operator.

Mike Dunn volunteered to take over the daily water testing and documentation for monthly reporting for no-pay, but the board insisted on paying him at least the \$250 per month that had been paid to Chelsea Tyree. Mike took it upon himself to clean the well equipment and well house. Mike has learned to adjust the chemicals and equipment as needed and has become our resident water expert. We received a letter on December 12, 2019 from the

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State that our water utility was now in compliance and that all procedures that were in place to shut down our system were dismissed. Lonnie McCloud stated that this was the fastest turn around they had ever seen.

During the summer we started having issues with what we thought was the well, but it was determined that our main issue was that the pump and pipes from the well to the pump were too small. It was like pumping water through a straw to fill a garden hose which was overworking the pump. By direction of the state we were required to have two chlorine pumps, two flow meters and second well pump for backup of any equipment failure to minimize water service interruptions. The cost of the new equipment and labor from a licensed dealer/installer was \$8,700 which was not in our budget but had to be done. Sandy and Terry made a commitment to raise the money by selling POA lots instead of raising water rates. Within a few weeks several lots were sold with enough income generated to cover the full cost of the new well equipment.

It seems that the certified operator is hesitant to reduce his paid visits as was stated and planned at the beginning of his hiring. There is a plan in the works to reduce the state licensed water operators visits to quarterly and reducing pay to \$450 per quarter.

With the new well and equipment installed the water system is the best it has been in 10 plus years. This should save money on chemicals and maintenance.

Eileen made a motion to accept the water report as read, a second by Debbie, with no opposition motion carried.

### **New Business**

A special recognition was given to all the volunteer's that worked to improve our retreat community in appearance, safety and security this year.

### **Meetings**

The board of Directors have voted to have monthly or bi-monthly meetings as business arises and hold open Member meetings quarterly. The first Member meeting is tentatively scheduled for Saturday December 5, 2020 but subject to change.

### **Neighborhood Watch**

The county's neighborhood watch rep suggested that if anyone sees anything illegal take pictures or video of the activity, get tag number, names etc. and then call the police. All property owners should be watching and getting evidence if possible. Do not approach anyone on your own, let the law take care of things.

### **Lakes & Fish**

Terry will talk to the State of Tennessee to find programs to check the health of our lakes to get them up to par and request fish stocking programs

### **Bathroom Code Change Notification**

Tim Morgan suggested the App Group Me to send out bathroom code when changed.

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### **Budget and Dues**

Chris presented to members present the budget showing the 2018 and 2019 expenditures and the projected 2020 expenses which would require a 10% increase to meet Retreat business. Sandy made a motion to increase annual dues from \$85 to \$95 per lot, second by Chris and by vote of members in attendance if they supported the increase to raise their hands, majority (24) agreed. Second by Sandy and motion carried. Water fees were not increased.

### **Outgoing Board Members**

Outgoing board members Sandy and Eileen (Justin Harris resigned in July 2020) were extended our heartfelt thanks for all they have done over the past years working for the advancement of retreat. Each have been instrumental in dealing with Retreat business and issues.

### **2020 - 2021 Board Members**

With three seats to fill for the 2020 & 2021 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 29 so we could get the ballots out prior to our annual meeting. There were two bios submitted in July and one incumbent interest, ballots were not mailed out. Candidates were incumbent Sandy Dunn, Linda Biggs and Lynn Haines. There were two nominees presented at the meeting since they couldn't be submitted on the ballots, Dennis Lynch and W. T. (Jr.) Lawson were added write ins we had a paper ballot vote for members to choose three of the five to serve on the board.

It was decided to accept the two write ins at the meeting because we would accept write ins submitted on ballots received up until meeting time the day of election.

Recess for a short break to have ballots counted by volunteer POA members, and results were:

Top three Lynn Haines, Sandy Dunn, and Junior Lawson

There were more than 10% of our 227 (23 votes) members in good standing present at the meeting for voting. All documents are on file.

After a brief meeting of the Board Members to nominate 2020-2021 positions, which are Terry Hogan, President, Chris VanBrocklin, Vice-President, Sandra Dunn, Treasurer, Debbie Carney Secretary, Destiny Ruiz, Lynn Haines and Junior Lawson 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 Board meeting.

### **Adjournment**

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