

January 2022 POA Board Planning Meeting Notes

I. **November Meeting Minutes** – Haines made a motion to accept minutes as read, second by E. Purdie, with no opposition motion carried.

II. **Treasurer's Report** - Haines made a motion to accept minutes as read, second by L. Biggs, with no opposition motion carried.

III. Current Business

A. Water District

1. Johnny Walker, Paul Leifker and Lonnie Anderson continue to work well together
2. Wellhead leak repair and bladder tank installation – Mills
3. There was an issue with over chlorination of the water and a notice was posted on the bathhouse door to notify anyone using the water
4. Looking for a maintenance man to relieve Paul of the heavy work -try Chris Lawson for testing and Bob? (across from Al and Barb)

B. Common property

C. Work on Southwind was completed last week and seems to be working well

D. Bathhouse remains closed from 7:30 PM to 7:30 AM

E. Laundry machines seem to be working well.

F. Need to sign contract with Chris Lewis for 2022 lawn work – C. VanBrocklin will draw up a new contract

1. Office hours remain Tuesdays and Thursdays 10 AM - 1:00 PM

G. POA Properties

1. Attorney, Jonathan Hamby, is working on liens and civil suit. C. VanBrocklin will continue to pursue
2. Complaint that Gary Graham has cut his water hydrant lock and stealing water. Also has the bathhouse combination.
3. Complaint of trespassing on Plat 6 Lot 233 which belongs to the Retreat – 4-wheelers and trucks have created a short cut over to Dogwood subdivision from Retreat Drive to Lantana Rd. Ginger will report back to landowner that there is a road on the county maps that means that he cannot block it.
4. Complaint that some of the roads are impassable and preventing property owners from accessing their lots. Lynn Haines will form a committee to do a road inventory
5. Complaint that huge construction equipment is now using Southwind to access our neighbors jeopardizing our new spillway

IV. New Business

A. Roads - Steve Soule has made a proposal for maintaining the roads in winter salt, plow, etc. - \$300/storm - Motion tabled – C. VanBrocklin will ask Steve to clarify what exactly constitutes a storm and what do we get for the \$300, and would the Retreat get preferential treatment even when his larger customers need his services?

- B. Equipment - We lost our access to Ed Purdie's backhoe and need to find a solution before the next water emergency C. VanBrocklin will investigate whether Ray Tabor's backhoe is available or not and Ed Purdie will check to see how much Donny Dean would charge us to bring his machine when needed
- C. 2022 Budget C. VanBrocklin will call another meeting in a couple of weeks to finish budget talks
- D. Rob Klifton offered \$3,000 for lot 145 plat 3 on Hickory Hollow owned by POA. L. Biggs made a motion to counter-offer \$4500, second by L. Haines, with no opposition motion carried. Ginger will contact Rob and clarify that she is his board contact so he can get information in a timely manner
- E. Word is that the Retreat may be on a list for potential grant monies to extend city water to the rest of the properties C. VanBrocklin will pursue with Junior Lawson

Motion by D. Carney to adjourn, second by G .Sterling with no opposition meeting was adjourned.