

BOARD MEETING MINUTES

March 5, 2022

Meeting was called to order by board President Chris VanBrocklin at 9:00 AM.

Other members present G Sterling, E Purdie, D Carney, L Biggs, (W T Lawson & L Haines present via Zoom).

Meeting Minutes

January minutes were read, a motion by Sterling to accept the minutes as read, a second by Purdie and with no opposition motion carried.

Financial Report

February Financial report was given by Carney, with an opening balance of \$36,301.01 and a closing balance of \$39,343.09. Our CD has a balance of \$2,137.84. Motion made by Sterling to accept financial report as read, a second by Purdie and with no opposition motion carried.

OLD BUSINESS

Water Utility

- Carney was able to get her employer to donate 2 new 80-gallon pump tanks at no charge to the Retreat.
- To remedy over cycling of the well pump, Mills Pump Service repaired the well head leak and installed 1 of the 2, 80-gallon pump tanks. We do have some discrepancies between the quote and invoices. VanBrocklin will investigate and report back so invoices can be paid.

Roads

- Work on Southwind's culvert/spillway has been completed and seems to be working well when we have heavy rains and potential flooding.
- Lynn Haines will form a committee to do an inventory of roads that have issues

Bathhouse

- Locking the bathhouse at night has worked well to deter vandalism, locked 6:30 PM to 7:30 AM.
- Beginning approximately April 1 when campground owners start coming in regularly, we will remove the lock for entire weekends or adjust to accommodate our owners.

NEW BUSINESS

POA Properties

- Attorney Johnathan Hamby is working on liens and a civil suit.
 - We will provide the next list of liens based on greatest value or best lots.
- We have a list of 13 properties that liens have been placed
- Cumberland County has provided a list of CMR properties that will be part of the next County tax sale
 - The Board approved (at a special meeting on 2/26/22) an agreement with the County to wave all dues and fees on any lot that the county takes possession of any of these tax sale properties.
 - VanBrocklin will check with our attorney to see if the CMR can legally purchase any of these properties and if we can legally post delinquent owner publicly.

Water Utility

- Word is that the Retreat may be on the list for potential grant monies to extend city water to the remaining CMR properties. Next step is to survey the neighborhood to see who will opt in for city water if it becomes available. This includes the campground.
 - Jr & Christina Lawson will oversee the survey.

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Contracts

- Contracts with Chris Lewis for lawn work, Christina Lawson for housekeeping, Paul Liefker for water testing & maintenance, Johnny Walker for state certified, licensed water operator, Steve Soule for plowing and salting, and Johnathan Hamby were all extended for 2022.
 - Chris Lewis final 2021 check was dated 1/1/2022 which messes up his 1099.
 - Debbie will correct the date to 12/31/2021 and see if the bookkeeper can get a corrected 1099 for Chris Lewis for 2021.
 - Chris will state in the next contract with Chris Lewis terms of payments. This needs further discussion.

Other New Business

- Equipment – Donnie Dean will charge \$50/hr. with a 4/hr. minimum to bring his machine in when needed. He will run the machine only (no maintenance work).
- Carney discovered that there are many inactive accounts on our books that should have been written off as bad debts because the county sold these lots in the 2010 tax sale. These debts need to be cleared from our accounts/books. Purdie mad a motion to clear these debts and a second from Sterling and with no opposition motion carried.
- We are in need of a maintenance person to relieve Paul Liefker of the heavy work. If anyone is interested or could pass the word along.
- Question of whether the By-Laws can be modified to reflect the fact that we no longer have a campground, as it is written
 - This has been discussed in the past and as long as the campground has the current water utility's, it must remain a campground.
 - At the point the campground receives city water and meets county and state guidelines, we can revisit.
- Office Hours now 10 AM to 1 PM on Tuesdays and Thursday.
- Carney has been dealing with Frontier with our internet issues and found out that there was a 12-megabyte package that is \$20 less per month that is now available. Frontier that is coming out on 3/8/22 to upgrade our internet and phone.
- Additional washer in the bathhouse, it was discussed to repair the broken machine at a cost of approx. \$800 or look into a used or refurbished one for no more than \$800. Carney made a motion to purchase another machine and spend no more than \$800, a second by Sterling we had 3 yes votes and 1 no vote. Yes, Carney, Sterling, Lawson. No, Purdie. We had a disconnect with 2 members at this time because of internet issues.
 - Carney and Sterling will be looking for a machine.
- Marla Thoma asked the Retreat to investigate the possibility of repairing the Crockett Lake overflow piping that passed through her pasture and has become a hazard to her animals.
 - Purdie and VanBrocklin will investigate and report back.

Adjournment – With no additional business at this time, Carney made a motion to adjourn, and a second made by Purdie and with no opposition meeting was adjourned. Next Member meeting is May 7