

POA NEIGHBORHOOD MEETING

May 7, 2022

The meeting was called to order by Board President Chris Van Brocklin at 9:00 AM. Other Board members present include G Sterling, E Purdie, D Carney, Jr. Lawson, L Biggs, and L Haines (via Zoom). Also, POA members in attendance were Paul Liefker, Shelli Van Brocklin, and Nancy Hester. Chris circulated an attendance sheet for everyone to sign.

Chris stated that except for a few paid staff members, everyone who works does so on a volunteer basis. Regardless, no one deserves nor should receive any "blasting" backlash or complaints from anyone. If someone is disgruntled, instead of complaining, he or she should step up and do the work themselves if they feel they can perform the work better.

I. April Meeting Minutes

Debbie read the minutes for Linda. There are amendments to remove names and the Water District paragraph. With these amendments, Jr. made a motion to accept the minutes, a second by Ed Purdie and the motion carried.

II. Financial Report

Debbie Carney read the April report. There was an opening balance for CMR POA of \$34,428.19. Our CD has an estimated balance of \$2,139.16. The closing bank balance as of 2/28/22 was \$33,682.90. After monthly contract payments of \$2,510, the closing CMRPOA Register Balance is \$31,172.90. Chris inquired of Debbie if we are "on track" with our budget at this point and Debbie stated that with regular monthly payments considered, we are fine for the remainder of the year. There was a motion made by Ginger to accept the financial report, a second by Jr. and with no opposition, the motion carried.

III. Old Business

A. Water District

- 1.** Jr. gave a report regarding the Grant that is available. However, we do not know at this point how much money we will receive from the Grant. There will be a meeting later in the month (24th or 26th) and all are invited to attend.

Chris read a letter from Johnny Walker regarding possibilities for a master water meter or individual service from SCUD. It was suggested that a notification letter of information regarding terms and expense will be circulated to determine all those who are interested in this water service with individual meters.

Chris read a recognition letter for the good and efficient work done by Johnny Walker, Paul Liefker, and Lonny Anderson. We acknowledged others such as Christine Lawson and Chris Lewis for their good work also.

2. Chris discussed the job description for the Water Utility Supervisor that will be presented to Christine Lawson. Debbie made a motion that we should present this to Christine and move forward. There was a second and the motion carried.

B. CMR

1. Equipment

Ed has no feedback regarding the status of access to a backhoe. This issue will be tabled until we have a need in the future.

2. Bathhouse

Chris discussed keeping the bathhouse open for the summer to accommodate needs. Lynn expressed that the bathhouse should be locked and those who have a need would have a key. There was a vote on this motion with the majority voting to keep the bathhouse unlocked. 4 yes, 2 no's, and 1 abstention. Hopefully, there will be no further vandalism. There was a revision to the motion that Jr. and Christine would lock the bathhouse at 10:00; if Paul locks it, the bathhouse would be locked at 6:30-7:00. This information will be posted.

3. Road Recommendations

The potholes are getting bigger and the road conditions are worsening. Hopefully, the new road superintendent will contact the state to help.

4. Fishing Permits

Non-owners are fishing in our lake. Chris expressed the importance of protecting the stocking and fishing investment for POA members. Jr. will install the signs regarding permits. A list will be posted of current and non-current property owners. It is proposed that everyone who fishes should have a permit. The signs which Jr. plans to post should include "Fishing by Permit Only".

C. POA Properties

1. The Attorney, Jonathan Hamby has not responded to Chris' calls or emails; therefore, with no updates, Chris is unaware of whether or not anything has been done toward the civil suit or if any liens have been served. Chris will give an update as soon as he is able to reach the attorney.
2. Only a few lots were sold at the Courthouse.

D. New Business

1. Chris suggested that the Retreat needs pricing on siding and roofing for the Maintenance Shed. Jr. volunteered to pursue this issue and get a quote.
2. Water fees, whether partial or full-time, will be paid with no fees returned. There might be an exception during extenuating or medical circumstances where only half the fee will be charged.
3. The Attorney suggested that the By-Laws need to be revised to clarify that the owner is responsible for fees owed on the property. He mentioned past revisions that need to be incorporated properly. The entire By-Laws need to be updated. Chris will ask how much this would cost.
4. During snowy periods, Steve Soule will not plow in the campground. Chris will meet with him regarding several issues.

E. Adjournment

With no additional business at this time, there was a motion to adjourn, a second was made, and the meeting was adjourned.