

## **ANNUAL MEETING MINUTES Saturday September 3, 2022**

2022 annual meeting was called to order by Debbie Carney 1 PM. BOD members present Carney, Lawson, Sterling and Biggs (Van Brocklin & Haines absent)

Meeting opened by Carney reading letter prepared by President Chris Van Brocklin (copies provided).

We had a great turn out for the picnic and meeting.

### **Meeting Minutes**

Sterling read the minutes from the 2021 Annual Meeting held on September 4, 2021.

A motion was made by Biggs to accept the minutes as read and a second by Lawson, and with no opposition motion carried.

### **Financial Report**

Recap of past year finances was presented by Treasure Carney. She provided documentation detailing each month's expenses Sept 2021 – August 2022.

Cumberland County claimed 26 retreat lots for delinquent taxes and 13 were sold for back taxes and all POA fees had to be forgiven. The county now owns the remaining 13 lots.

We were able to reduce the delinquent accounts debt by over \$115,000 by clearing from our books balances that were still showing from the 2010 & 2022 county tax sales.

We had another healthy financial year. A motion made by Sterling to accept the report as read and a second by Lawson with no opposition motion carried.

### **Water Utility Report**

No major issues with the well and water system for the past year. As mentioned in the presidents letter SCUD has stated that the CMR is included in the grant for city water to be ran through the campground, and hopefully it will be installed before our next annual meeting.

### **Outgoing Board Members**

We extended our appreciation to the outgoing Board members for their service Chris

Van Brocklin who has served as Vice President and President during his 3 year term. Debbie Carney serving as treasurer and past year, Linda Biggs serving as board member. Ed Purdie board member resigned June 2022, and Linda Biggs resigned September 2022. Remaining active BOD members Ginger Sterling, Lynn Haines and Junior Lawson.

### **BUSINESS AT HAND**

With three seats to fill for the 2022 & 2023 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 so we could get the ballots out prior to our annual meeting. There were five bios submitted and ballots were mailed the first week of August.

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**2022 - 2023 Board Members**

Meeting was recessed for a short break to have ballots counted by three member/volunteers Mildred Finske, Shannon Morgan and Bonnie Pressler

New BOD members Sandy Dunn, Leah Hogan, Marla Thoma and to fill the 4th seat that just became available as Linda Biggs resigned her position, the next runner up in votes Terry Payne.

Nomination of board members is postponed since president and vice president were absent. A special meeting will be called to appoint officers.

**Adjournment**

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

September 3, 2022

Dear POA Board Members and Cumberland Mountain Retreat Neighbors:

I wish that Shelli and I could be with you today for the neighborhood meeting and picnic. We are in Washington state visiting Shelli's sister and brother-in-law. We'll be back soon. But, in my absence, I want to share a few Retreat highlights from the past few weeks with you:

- We have a great team of contractors to help keep things rolling
  - Our Groundskeeper, Chris Lewis keeps the grass mowed
  - Our Housekeeper, Chris Lawson keeps the Bathhouse and Office buildings clean and operating
  - Our Water Operators, Paul Liefker and newcomer Shannon Davis keep the water district functioning
  - Our Attorney, Johnathan Hamby helps us with our By-Laws
- We also have several hard-working volunteers
  - Board members Ginger Sterling, Junior Lawson, Linda Biggs, Lynn Haynes, Debbie Carney, and Chris Van Brocklin
- Be sure to thank all of these people for their dedication and hard work
- I want to start off with the biggest news! We began working with the South Cumberland water district a couple of years ago to see if there is any way that city water could be extended to the Campground. Well, things have progressed nicely and now we have found out that it is almost certain that the Retreat will be the recipient of a grant to completely replace the current water district. That means that pretty soon the whole Retreat will enjoy city water. No more private water district with all of the maintenance and expense.
- The annoying problems that the Retreat has had to deal with at the Bath House have disappeared. Since we began locking it at night, there have been no vandalism incidents. Perhaps someday, we can reopen during the night again if the vandalizers have gone for good.
- We are currently doing a survey of Retreat roads and plan to prioritize the needs so we can begin addressing the most severe needs. We hope that the water project will help in that regard, at least in the Campground.
- We have initiated liens and lawsuits to address delinquent dues and water fees. Some properties are in violation of our By-Laws and we are working with owners to do what they need to do to come into compliance. One property was recently cleaned up by the Board and will be assessed for the associated costs. Another was taken to court where the judge ordered them to remove a dilapidated trailer and other rubbish. We plan to continue until every property is cleaned up and meets By-Laws standards.
- In addition, we were able to write off \$115,000 in bad debts due to the last two county tax sales. That gives us a much better picture of which properties are delinquent with us so that we can help them get caught up.

- There are some needs as we go forward:
  - We could use a dedicated maintenance person or two to work as needed
  - We could use a backhoe and dump truck
  - We need to repair or replace the maintenance barn
  - We need volunteers to help neighbors to pick up and clean up their properties
  - We need to begin the process of amending our By-Laws to reflect our current needs
  - We need everyone to pay their dues and fees on time so that we can do more to improve our Retreat.
  - And we will need volunteers to serve on our Board of Directors. Today, we are thankful for those who are stepping up to take their turns of serving us.

I know that there are other things that I could point out. But, I hope that this gives you an idea of the things that the Board has been involved with recently. My 3-year term as Board member and President of the POA ends today. I want to thank all property owners and volunteers for your hard work and dedication to make the Retreat the beautiful paradise that it is. I look forward to serving alongside you in the years ahead.

Have a great meeting and a very enjoyable Labor Day weekend weekend. Eat some great food for us.

In service together,  
Chris Van Brockin  
POA President