

MINUTES

Board of Directors Meeting
September 9, 2006

The Meeting was called to order by President Grice. President Grice ask Bernie Berk to lead the members in Pledge to the Flag.

President Tom Grice asked Secretary John Morris to call roll. Other Board members present were Gene Ewert, Jerry Higgins, Barbara Garrett, Buck Tidwell and Holley Watkins.

President Grice asked first time attendees to introduce themselves by name and lot number.

President Grice informed the membership that the minutes of the last meeting were posted for the members plus each member of the board received a hand delivered copy. Therefore, President Grice stated the minutes would not be read and asked for any corrections to the minutes as written. Barbara Garrett ask for clarification of paragraph three (3) under new business. Liebal's lot is shown as # 261 and # 161. John Morris stated that the #261 was in error and the minutes would be corrected accordingly. The minutes were accepted as corrected.

Treasure's Report was given by John Morris. The report shows an income in September, 2006 of \$1,834.34 and total expenses of \$12,913.22 leaving a balance on hand of \$153, 722.28, including \$60,000 in reserve funds. The Treasurer's Report will be posted and filed for audit by the Finance Committee. (copies available)

COMMITTEE REPORTS

WELCOME COMMITTEE: Report given by Sandy Schultz Lot #212. All the rental lot owners were contacted to assure that all renters would be aware of the campground rules and covenants during there stay in the park.

CRISES COMMITTEE: Report given by Schultz Lot #212. Nothing new to report.

COVENANTS COMMITTEE: Report given by Bernie Berk Lot 53. Bernie report the results of the covenants changes voted on by the membership. The voting turn out was overwhelming with approximately 260 members voting. Every item passed except for the tent ruling which would have forbidden lot owners to have tents on their lot. Bernie thanked all his committee members and others involved in calling members for ballots, counting ballots, etc..

ARCHITECTURAL COMMITTEE: Report given by Nick Raptis Lot 287. Nick introduced his committee members and said any item regarding the architectural committee could be given to any of his committee members. Also he was waiting for copies of the new covenants so they could start using it to approve any new architectural request.

GROUNDS COMMITTEE: Report given by Buck Tidwell Lot 16. Buck announced that the pool would be closed the week of October 11, 2006 and both the pavilion and laundry room would be closed around October 20, 2006. He also reported on the progress of the ditches being repaired. He asked members to please try and keep your lots clean and tidy.

RULES COMMITTEE: Report given by Gene Ewert Lot 124. Gene wanted some advice on how to control or enforce the golf cart rule. Also members were not numbering or unlocking their trailers as requested. Police would not help in identifying the trailer owners.

FINANCE COMMITTEE: Report given by John Morris Lot 174. John reported that reserve funds were open at the Community Bank and Trust for Street and Bridges Fund, Water and Sewer Fund and Contingency Fund. Each fund having \$20,000 in the account. The Mail Boxes have been reconciled and keys will have to be made for some boxes. Other boxes will require new locks since all the keys have been lost.

WATER AND SEWER COMMITTEE: Report by Jerry Higgins Lot 20 I. Jerry reported the problem with the blocked sewer pipe at Lot 48, and reminded the members to be extra careful that nothing gets in the sewer

pipe that could cause an obstruction.

ACTIVITIES COMMITTEE: Report given by Lanell Coons Lot 264. Lanell advise the members of all the up coming events through October 14, 2006. This report is posted on the board for all members to review.

UNFINISHED BUSINESS

1. Traffic flow in and out of the park. Report by Holley Watkins Lot #5. Holley reported there is nothing that can be done about the traffic flow in the park. It' s a dead issue.

2. The Long Range Planning Committee. President Grice appointed Ken Kilgo Chairperson of the committee and announced that the following members are on the committee: Sid Brangham, Judi Ellis, Dennis Wise, Elizabeth Carter and Nick Raptis. Tom also advised that anyone wishing to serve on the committee needed to inform Ken Kilgo.

3. Complaint Protocol. President Grice ask the board members to confirm that the protocol was voted on and passed by the board on August 12, 2006 by signing a document stating the same. John Morris objected to signing the document since the board had already voted to accept the document and the minutes of August 12, 2006 stated how each board member voted. After some discussion President Grice ask the board members to sign the document if they so desired.

4. Letter to Lot 161. President Grice ask that the board respond to Mr. & Mrs. Liebal' s letter of July 26, 2006 stating that the easement on Lot 165 was a road and the board considers it to be one of the roads in the park. John Morris said that he would send the letter.

5. Contract for pool and water. President Grice ask if the contract had been revised. John Morris stated that the contractor has been paid the new rate but was working without a contract. John said he would revised the contract in a few days.

NEW BUSINESS

1. Sewer Repairs Lot 48. President Grice ask that the board members stay after the meeting and resolve this issue.

2. Ditches. After considerable discussion about ditches involving third party companies and governmental agencies, Buck Tidwell made motion to solicit a bid to fix the rest of the ditches from contractor presently working on the ditches and call special board meeting to get boards approval prior to accepting bid and starting work. The motion was seconded and carried unanimously.

3. Electrical in well house # 1. Gene Ewert made motion to spend up to \$2,000 to replace the electrical wiring in well house #1. The motion was seconded and carried unanimously.

4. Traffic flow on Bridge Loop Drive. Buck Tidwell made motion to install signs at both entrances to Bridge Loop Drive which states NO TRUCKS OR RV' S PERMITTED. The motion was seconded and carried unanimously.

5. Warranty on roads; Letter from Lot 6, Sally Jones who wanted to know if the road warranty covered the repair of the tire marks made by trucks turning the front wheels. After discussion it was determine the tire marks were normal and not covered by the warranty. Buck Tidwell made motion to fix hole in road at west side of bridge. The motion was seconded by Jerry Higgins and the vote carried with Barbara Garrett abstaining.

6. Request for yard sale on September 16, 2006. Buck Tidwell made motion to permit yard sale as requested. The motion was seconded and carried unanimously.

7. Trailer Parking. Buck Tidwell made motion to spend up to \$2,000 for gravel which will be place on the trailer parking area. The motion was seconded and carried with a 4 to 1 vote; John Morris abstained.

8. Buck Tidwell made motion that the ratification of the Activities Committee be rescinded. The motion was

seconded and carried by a vote of 4 to 2 with Holley Watkins and Gene Ewert voting no.

9. Buck Tidwell made a motion to change the rule on golf carts to allow children to drive golf carts with a license driver on the cart. The motion was second and carried by a vote of 3 to 2 with Holley Watkins and Gene Ewert voting no and Barbara Garrett abstaining.

After the vote Gene Ewert resigned as Chairperson of the Rules Committee.

President Grice accepted his resignation.

10. John Morris made motion to spend \$60 to do gardening at the entrance area--office, circle, pool etc. The motion was seconded and carried unanimously.

OPEN FLOOR DISCUSSION

Comments on selling and/or renting the lot located at front entrance. Also comments on using lot for campground office or reserve the lot for a park worker.

Comments pro and con on asking governmental agencies to get involved in park affairs.

Members voiced their opinion both for and against parking of trailers, charging for trailer parking, paying for improving the trailer parking area etc.

By:

John Morris (signature)

(Text conversion/correction John Coons)