

All BOD members and Officers in Attendance:

- Elton Bouble
- Joe Ammons
- Rebecca Wilder
- Frank Potter
- Ken McCall
- Perry Picou
- Gene Shoemaker
- Dan Houston
- Cassie Wright

8:59am - Elton led with prayer

Gene: Opening Statement

- Property Owner's of POA concerns of past meetings. BOD meeting is not a POA meeting. Residents are encouraged to attend BOD meetings and questions and answer section will be held after all business is conducted.

Perry: Financial Report

- Gross Profit: \$47,071.06.
- As of June 30th, there is a rise in collections and café
- Café raised prices on July 1st and should see another 35-40% rise on the July 31st report
- Road Fund: \$4,680.00
- Total Operations: \$31,674.58
- Net Profit: \$5,307.42

Joe: Collection Policy

- Current policy is from 2015
- State Law 209 requires this policy to be updated and written for revision
- Made motion to vote
- Rebecca second the motion
- 4 yes, 1 no
 - o Ken: Yes
 - o Elton: Yes
 - o Joe: Yes
 - o Rebecca: Yes
 - o Frank: No
- Motion carried to revise the current collection policy

Joe: Committee

- Would like to establish a committee to review the current deed restrictions.
- 2-year project followed by 1 year with attorney
- Need property owners to make recommendations for changes to occur after 2025
- If interested, contact Joe by email or phone
- Meeting once every three months
- Deed restrictions do not expire, but are up for revision in 2015
- Contact info will be sent out in a blast

- Joe motioned for vote to create committee
- Ken second the motion
- 5 yes
 - o Frank: Yes
 - o Elton: Yes
 - o Rebecca: Yes
 - o Ken: Yes
 - o Joe: Yes
- Motion carried to create restriction revision committee

Joe: Attorney Fees

- New written policies and revised policies will need legal edit
- Would like to start setting aside funds now for legal fees down the road
- Proposing \$600.00 a month be set aside
- Frank: have reservations with establishing a legal fund without putting a cap or guidelines on the expenditures of the funds. Would like more discussion before making a motion to vote. Search for CPA continues - BOD has asked Cassie to help throw a net out and look for one. In the past, CPA was \$740 a month. Now setting aside \$600 will not cover both. Need to do more homework
- Joe: Not asking for \$600 for CPA, only for legal fees and insurance to be set aside and allowed to build before it's needed.
- Rebecca: We know we will need it for attorney fees in the future, let's start preparing for it now.
- Ken made motion to vote on setting aside \$600 per month for legal fund
- Elton second the motion
- 4 yes, 1 no
 - o Elton: Yes
 - o Rebecca: Yes
 - o Joe: Yes
 - o Ken: Yes
 - o Frank: No
- Motion carried

Dan: Bridge

- Presentation by contractor for bridge work
- Price is high
- Discussing with TECON next Friday
- Money has been set back for our half
- Hope to get started in the next week or two
- Frank asked Perry: How much has been set aside? \$5,000 this month to road fund

Dan: Washeteria

- Annex building: 8 washers, 8 dryers
- Ability to use debit card

Saturday July 18, 2020
BOD Meeting
9:00am
29 POA Attendees

- Only expense is electric and water
- Signed contract
- 90 days out
- \$70 - \$2,200 projected income based on use by 250 people
- Rebecca: this is a way of finding how to bring in more revenue with utilizing buildings we already have. Bringing in more revenue at little cost to the POA

Joe: Bookkeeping Offer

- Made a motion to accept Cassie's offer on finishing the past bookkeeping
- Ken second motion
- 5 yes
 - o Rebecca: Yes
 - o Joe: Yes
 - o Frank: Yes
 - o Elton: Yes
 - o Ken: YEs
- Motion carried

9:23am Executive Session

9:34am Executive Session Ended

Joe: Executive Session included personnel and workshop information

Frank: motion to adjourn meeting

Ken: motion second

- 5 yes
 - o Frank: Yes
 - o Elton: Yes
 - o Ken: Yes
 - o Joe: Yes
 - o Rebecca: Yes

Meeting adjourned 9:37am