

Pine Island RV Resort, Inc.
Membership Meeting
Saturday, August 13, 2011

Meeting held at the Eagles Nest
Meeting Called to Order @ 2:00 p.m. by Bud Hoort

Board Members Present

<u>Board Member:</u>	<u>Present - Absent</u>	<u>Board Member:</u>	<u>Present - Absent</u>
Bud Hoort	X	Floyd Baker	X
Boyd Stover	X	Alvin Baker	X
Richard Eckler	X	Ronny Smith	X
Jerry Agee	X		

Also present at table: Park Manager George Weston
Total Attendance: – list attached

Opening:

Prayer was given by Bud Hoort
Flag Salute was led by Bud Hoort

Ronny Smith was introduced as a new board member appointed by the Board to fill a vacancy.

1.0 Monthly Reports

- 1.1 **Reading of the Minutes:** Bud Hoort asked if anyone wanted the minutes from the June meeting read and stated that they were posted.
- 1.2 **Park Manager's Report:** George Weston gave the Park Manager's report (attached.). Reported that the pool repairs will begin on September 12th.
- 1.3 **Sales Report:** Was given by Bud Hoort (attached).
Reported that we had not had a good response so far with our sales efforts but we had to continue to get our name out. We will be in the Tulsa RV Dealers Clearance sale August 23-28. We will also continue to have the cookouts and invite prospective members.
- 1.4 **Financial Report:** Jerry Agee gave the financial report - Report Attached.

Motions was made and seconded and passed to approve the Reports.

2.0 Old Business

2.1 Monthly Cookouts:

Bud reported that we will continue with the monthly cookouts to invite prospective members and also to celebrate member birthdays. He asked for volunteers to host the August cookout as he would not be able to be there due to a sales show in Tulsa that weekend.

2.2 Indoor Pool/Fishing Dock Update:

Previously covered in manager's report. See 1.2 above.

2.3 Deck Replacement:

George reminded members of the opportunity to buy a board for \$5 for deck replacement. We will use the donated electric poles for under deck supports. This is a project that would not be started until after the outdoor pool is closed for the season.

2.4 Camper Cabins: Bud presented the pros and cons of Fema Trailers vs Cabins as rental replacement options.

The Fema trailers estimated cost is \$4500 per unit and the Cabins estimated cost is \$7500. The main difference between the two is the Fema Trailers are ready to use and come with appliances and furniture and the cabins would need to be finished by our crew and furnished. Although more expensive, the cabins would greatly improve the curb appeal of the park. He also presented several financing options: capital fund from sale of unusable trailers, ask members to bump up dues by \$4 donation, finance the purchase, and utilize the private party finance promise we have for 2 Fema Trailers. The newsletter can be used to ask members to add a donation to their dues. The statements can be printed with a place to add in a donation. A discussion followed and then Bud asked for a show of hands of members if they preferred cabins over fema trailers and all present preferred cabins.

2.5 Lease Sites Update : Bud and George presented information to date on the lease site trial. We are continuing to lease sites and we are getting an additional income from these. The board has approved to send out a special ballot to the members in the next statement requesting a restrictive covenant change allowing lease sites in areas 1 and 2. A discussion was held regarding how would we make sure the lease sites did not become junky. The lease rules will be consistent with the Restrictive Covenants and the managers would enforce them. It was asked if we should consider increasing our usage fees for income. Bud said that increasing fees impacts the members using the park and the board hoped not to do that if possible. We need to be careful that our usage fees are less than what a person would pay using coast to coast or another camping membership. The economy is also needs to be considered and the park must be affordable.

2.5 Volunteer Project List Follow-up:

Floyd Baker reported that he has been working on the project list. It will be available in the office and on the website.

3.0 New Business

3.1 Member Owned Camper Cabins on Lease Sites

Bud explained that the park model cabin structure located in area 2 was member owned and was on a leased site. The cabin is not a permanent structure and therefore is allowed under the restrictive covenants.

3.2 Rental Unit Replacement Options/Plan: Previously discussed. See 2.4 above.

3.3 Grand Lake Levels Update George reported that the GRDA had decided to go ahead with decreasing the lake water level in August instead of waiting until after the Labor Day Holiday. The Grand lake Association was gathering signatures on a petition requesting that the level not be lowered until after Labor Day due to the financial impact to the businesses. There is a petition at the back table for anyone that would like to sign it.

3.4 Utility Usage Update: Nothing new to report on this.

4.0 Miscellaneous/Other

4.1 Member Comments/Discussion:

Pot Luck at 5:30 in the Kitchen

Reminder to sign GRDA Petition on the way out.

Motion to adjourn was made seconded and approved.

Meeting adjourned at 3:30 p.m.

Respectfully submitted

Richard Eckler, Secretary