

Pine Island RV Resort, Inc.
Membership Meeting
Saturday, May 14, 2011

Meeting held in the TV Room @ EN
 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	Charles Slaughter	X
Les Ward	X	Boyd Stover	X
Richard Eckler	X	Jerry Agee	X
Debbie Stout	X		

Also present at table: Park Manager Joe Barnes
 Total Attendance: 31 – list attached

Opening:

New Members, Robert & Linda Douglas were introduced and welcomed.
 Prayer and Flag Salute given and led by Bud Hoort

1.0 Monthly Reports

- 1.1 **Minutes:** Bud Hoort advised everyone that the Minutes were posted. No one requested that they be read.
- 1.2 **Managers Report:** Given by Joe Barnes and attached.
- Joe advised everyone that Morton Buildings will attempt to have the Indoor Pool open by July 4th but that he can not promise it will be; he described the new pool building.
 - Wanda Ross asked if the insurance for the pool covered replacement cost. Joe answered yes, and that the building will probably be much nicer than the old building.
 - Joe advised that the ballots have been sent out and thanked Ken & Janie Bradford and Areitta Agee for their help.
 - Phyllis Mitchell asked for confirmation that we would not pay the builders until the pool was completed. Joe said that was correct, we would pay in stages; as they finish each stage, they would get paid for that stage.
 - Wanda Ross asked if Morton gave us a date that they will finish the pool, "A completion date". Joe answered that they cannot give us a completion date because they do not have a start date yet. We have to wait our turn in line because of all the storm damage, etc., in this part of the country. We are in line and the building itself will only take 7 to 10 days to build. The gentleman in charge of the job will be bringing his camper down and staying on the property to make sure the work goes as planned and is done correctly.
 - Joe said water cost and usage have gone down.
- 1.3 **Sales Report:** Given by Bud Hoort, attached.
- Carol Norris asked if we could give out free nights in the rentals at the shows to encourage people to sign up. Bud answered that we have given away a cook book and free nights.
 - Carol asked if we were scheduled for REC in September. Joe said they are changing their format and we don't know if they will allow it, but if they do we do want to be in it. Bud stated that we will be in Grove Fest the first week of June and will be in REC if possible.
 - Bud asked if anyone would like to volunteer to help out with the shows. No one responded.

1.4 **Financial Report:** Report Attached. Jerry Agee explained report.

- Jerry explained that 70% of housekeeping salary will be charged to trailers, the rest will go to the common areas, such as Eagle's Nest, etc.
- We now have 8 long term leases and 12 meters are out. That will go up, but at the same time usage will go down because those people will be going to long term leases.
- Taxes are lower in the report because the water tower was taken off of the tax rolls since we aren't using it any longer.
- Phil Hale mentioned the past water tower assessment and asked why we were not using it anymore. It was explained that we did not have a choice at that time and we are following a DEQ order and without the tower we wouldn't have had water and that since RRW #3 has made their upgrade, we have no other choice but to go on rural water. Selling the tower is a possibility and has been looked at but does not look very promising.
- Wanda Ross made a comment about the assessment and asked the board to consider the impact to membership before considering that option. Bud Hoort stated that the board has not considered an assessment or raising dues despite of our financial problems for that reason. Instead, the board is attempting to reduce expenses and increase revenue in other ways such as long term leases. The long term lease has a 3 fold impact: RV's on sites at all times give a positive impression that the park is being used, allows weekend users the opportunity to come more often because they do not have to setup and take down their RV so allows more time to enjoy the park, and allows members that are no longer able to setup and down their units to keep them set up on a site for their use. We receive revenue for the site even if the member isn't there. We have only received 2 complaints prior to the meeting and 1 of those complaining has now leased a site.
- Janita Owens, Ronnie Owens and Phil Hale brought up issues of site availability, areas that will be used for lease, who is already leasing and how members select sites, concern that the good sites in each area will be taken for lease, especially in area 1 and why are these being allowed in other areas when area 3 is for that purpose. Joe Barnes stated that area 1 is limited to 6 spots and there are spots still available. Leasing in other areas is on a trial basis and will be evaluated in 6 months. Bud Hoort stated that he was staying on a site as the sales representative which is in accordance with the by-laws.
- Wanda Ross stated that there was a division between the board and members and what was being done to get members more involved. Richard Eckler replied that getting members involved is difficult.
- Bud Hoort brought up that there are new additions to the Americans with Disability's Federal Law that may require us to add lifts to the pools etc. by 4/1/2012 because we are a public facility. This is being looked at to see if we will need to restrict public use of the park. A discussion was held regarding public use and the cost of complying with the law.
- Pam Keesey asked if dues and camping fees were going to be raised. Bud said there has been no discussion by the board this year on this but the park will need to make changes to survive.
- Hang tags have been redesigned. The new tags are less expensive.
- A discussion was held regarding the board candidate selection process and that no one had an opportunity to run for the board. Bud stated that the only change made was that he followed the By-laws and appointed the nominating committee. Anyone interested was still able to submit their names and they would have been referred to the committee. No one submitted their name. We need highly qualified candidates, preferably with the business background, education, and abilities to help us through the economic difficulty facing Pine Island.
- Janita Owens said they had a potential member come to look at the park and they questioned why the manager did not come out and speak to them. Bud stated that he had looked into that issue and the manager was not present. Cheryl was conferring with David, not the manager.

- Carol Norris and Wanda Ross had questions about our taxes, audits and our non-profit status and Bud and Joe answered and assured them that we are following the by-laws.
- A discussion was held regarding volunteers and ways to improve on this. We did send out forms in the newsletter earlier this year and only about 15 people responded. We need volunteers and funds to work on several projects: pool deck, Eagles Nest deck and fish and boat docks.

Due to the time, the rest of the items that were to be discussed in the meeting were cancelled.

Richard Eckler made a motion to adjourn; it was seconded by Charlie Slaughter. Meeting adjourned @ 3:58 pm

Respectfully submitted



Debbie Stout, Secretary

Pine Island - Income/Expense Summary

Income	<u>Jan-11</u>	<u>Feb-11</u>	<u>Mar-11</u>	<u>Apr-11</u>	<u>YTD</u>
Membership Dues	20,258.05	7,084.00	46,112.25	22,434.00	
Merchandise	153.52	223.29	744.45	1,178.73	
Rental	518.00	150.00	736.00	1,106.00	
Storage	2,550.00	550.00	6,420.00	3,240.91	
Usage Fees	92.50	165.00	669.50	1,483.50	
Long Term Lease	415.00	250.00	540.00	737.09	
Other Income	888.95	627.83	1,552.70	1,051.75	
Total	24,876.02	9,050.12	56,774.90	31,231.98	
Expenses					
Insurance	2,346.48	1,728.24	6,086.30	3,089.50	
Merchandise	54.50	155.16	715.74	1,636.79	
Payroll Taxes	1,202.85	645.86	1,022.66	3,409.11	
Utilities	3,520.99	6,968.65	2,762.53	3,142.26	
Fuel Costs	256.29	929.70	486.02	1,321.84	
Vehicle - Maintenance	-	47.57	119.22	59.24	
Wages	11,116.02	8,441.84	13,367.17	17,992.62	
Legal Expense	-	-	-	-	
Property Tax	-	-	8,234.41	-	
Other Expenses	797.34	2,352.64	2,026.29	3,941.44	
Total	19,294.47	21,269.66	34,820.34	34,592.80	
Net Income	5,581.55	(12,219.54)	21,954.56	(3,360.82)	-1,150.18
Cash on Hand					
General Fund	22,336.08	7,546.49	27,491.82	19,190.03	
Pool - Insurance/Contributions	826.00	826.00	14,425.54	1,425.54	
Capital Fund	128.14	118.14	1,108.14	1,098.19	
Total	23,290.22	8,490.63	43,025.50	21,713.76	
Paid Membership	717	719	682	698	
Delinquent Members	93	50	84	59	
Membership Transferred Back	3	1	5	9	
New Members	0	0	2	0	
Storage Sites Rented	233	234	232	236	
Days - RV Sites Occupied	76	117	204	447	
Trailers					
Days Occupied	21	6	26	42	
Income	518	150	736	1,106	
Expenses	476	18	752	2,837	

**Pine Island RV Resort
Managers Report
April 9 – May 14**

Accomplishments:

An extension of listing agreement was signed with Crye-Leike Realtors for the Pine Island property for sale.

Temporary electric service to the old welcome center has been disconnected and the phone line has been permanently connected to the new welcome center. Work continues on demolition.

Ordered and installed 15 tons rip/rap to fill washed-out areas by boat ramp.

Installation of additional electric meters was completed on sites 269 – 272, 358,359, 118-120, and 109-111. We now have 12 sites available for long term lease, and 8 leased.

We will allocate 25 to 30 % OF EACH AREA 1, 2, and 3. TO LEASED SITES with a minimum lease of a 6 months

An application was completed to join the “Co-op Connections” Program offered by Northeast Oklahoma Electric Cooperative. This gives Pine Island exposure to approximately 30,000 cooperative members locally and millions more served by other cooperatives throughout the country.

Flip top bench kits are available for purchase in the welcome center a donation of \$50.00 will buy the kit and lumber. These will be a nice update for our pool furniture. To date 4 have been purchased and donated. Kits are also available for your own use at \$34.95.

A contract with Morton Buildings was signed on 04/30/2011 for the rebuilding of the indoor pool cover, and new roof on existing log structures to match the new roof.

Carol LaRue with Wellness Services is going to be using EN on June 21st for a Group Meeting of Crisis Members. This is a group of folks from Tulsa that have

never been to Pine Island. They will be given a brochure like the ones handed out at our shows.

All the Ballots and agenda for the annual meeting have been printed and mailed. Thanks to Ken and Jennie Bradford and Areta Agee for all their help in stuffing envelopes.

We received the checks from the insurance Company in the Amount of \$80,026.28 for net actual cash value. The amount is based on replacement cost of \$99,856.05 less Depreciation of 17,329.37 and deductible of \$2500.00.

May 2011 Sales and Activities Reports

Sales Report

Summary of April and May Sales Events

April 15-16 - Miami, OK Spring Expo (40 miles from PI)

- Found out about this show from other attendees at the Grove Boat Show
- The entry fee was \$75.
- The event was held at the Miami Civic Center
- There were about 50 booths there, only 1 other RV Park was represented (Bears Den)
- The attendance was good considering the rain.
- Made contact with a boy scout group as well as several RVers.

April 30 – Pine Island Open House for Prospective Members

- We mailed out 90 postcards to the names we had from the Grove, Anderson, Mo. And Miami shows inviting them to an open house at PI.
- We were ready for them with refreshments but it rained that day and no one showed up.
- The mailing was still an opportunity to get our name in front of the people that stopped at our booths and that is important.

May 20-21 – Langley, OK BBQ Cook off (19 miles from PI)

- There is a \$8000 prize for the competition so we are hoping for a good turnout.
- This is an outdoor event so weather needs to be good.
- BBQ tasting tickets are \$6.00.

May 28 - Is scheduled for a cookout for prospective members.

- This was scheduled prior to our commitment to the Langley show so we need volunteers if we want to have this event.
- We have not sent out any postcards yet so it could be cancelled.

June – We do not have a June show scheduled yet.

Activities Report

April 9 – Welcome Back Potluck

- Good attendance at the first potluck of the season.

April 23 – Easter Egg Hunt

- Mary Trout and Phyllis Mitchell filled in for Sharon Williams who had a family emergency come up and couldn't do it. Big Thanks to them for filling in at the last minute.
- The Kids enjoyed it.
- Also a big thanks to Elizabeth Crawford and her friend, both neighbors of Pine island, who donated 325 filled eggs. We will send them a thank you note.

April 30 – Member Cookout

- Due to low park attendance, this was cancelled.

May 7 – Mother's Day Tea

- We had Eagles Nest decorated with flowers on the tables
- Served assorted teas and cookies.
- Low attendance but those that came had a good time.

Upcoming May Activities: 5/14 Potluck following the member meeting, 5/21 cookout (see above, this may be cancelled), and 5/29 Celebration for the Outdoor Pool Opening.

Submitted by Bud Hoort
Sales Committee