

# Pine Island RV Resort, Inc.

## Membership Meeting

### Saturday, July 10, 2010

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                       | Lance Ragsdale       | X                       |
| Debbie Stout         | X                       |                      |                         |

Also present at table: Jerry Agee CFO and Park Managers George Weston and Joe Barnes  
 Total Attendance: 45 – list attached (includes above mentioned)

#### Opening:

Prayer was given by Debbie Stout  
 Flag Salute lead by Lance Ragsdale

Bud Hoort introduced the New Board Members and announced new officers:

|            |              |                 |                |
|------------|--------------|-----------------|----------------|
| President: | Bud Hoort    | Vice-President: | Les Ward       |
| Secretary: | Debbie Stout | Treasurer:      | Richard Eckler |

Bud asked the Members what was Pine Island. Some of the answers were: An RV Park, a Social Club, a Resort, and others. The most important answer was that Pine Island is the Members. Bud then read the Code of Ethics out of the By-Laws Book and advised that the Board would abide by the Code of Ethics.

#### 1.0 Monthly Reports

- 1.1 **Minutes:** Bud Hoort advised everyone that the Minutes were posted. Deb Stout told everyone where they were posted and that they could pick up a copy from the office.
- 1.2 **Managers Report:** Was read and is attached
- 1.3 **Sales Report:** Was deferred until later in the meeting
- 1.4 **Financial Report:** Richard Eckler gave the report. Report Attached.
- 1.5 **Activities Report:** Given by Debbie Stout and is attached.

A motion was made by Richard Eckler and seconded by Lance Ragsdale to approve the Reports. Passed 6-0. Members agreed.

## **2.0 Old Business**

2.1 **Pool Update:** Joe gave the update and explained that the drains not being in compliance with Federal law is the reason for the outdoor pool being closed for so long. He also stated that the indoor pool will need to be re-plastered at some time.

2.2 **Review of New Fees:** Bud Hoort explained the boat dock usage fee was his idea in an attempt to raise money and that now realizes that it was a bad idea. He advised that the fee had been voted on and rescinded by the Board. Also that the boat dock fee was never implemented, but that the other fees have been and will stand. He also advised that in the future, the members will be asked their opinion and that it will be taken into consideration before implementing new fees.

2.3 **Sale of Property:** Richard Eckler advised that the property for sale has been shown but we haven't received any offers.

2.4 **Welcome Center Update:** Joe Barnes advised that we have moved into the new Welcome Center building, that it has been skirted and that the Board has approved for a porch to be built. Don Allen will be helping with that.

## **3.0 New Business**

### **3.1 Park Improvements –**

a. *Hwy 59/127 sign* – Bud stated that the sign needs to be redone and asked Debbie Stout to talk to the property owner and see if we can gain access to the property to paint the sign.

b. *Camper Cabins* – Bud stated that cabins have been talked about and looked into before but that it was dropped and nothing ever done. We are now looking into it again. Bud and Jerry Agee looked at some cabins in Siloam Springs, they were nice, but the cost wasn't feasible at the moment. Bud looked at some '32 foot FEMA trailers made by Gulf Stream at the auction place on Hwy 412. They get about 10 a week to sell, and we could possibly purchase those for \$2300 each if we find a used dealer to work with through the auction place. Dave's RV has about 40 of the trailers, which is where the auction house is getting them from. There are others at auction houses in Joplin and Kansas. Bud will look into them. He advised if anyone would like to help or wants to be in on it, let him know. He is going Wednesday to Dave's to look at them.

c. *Member Ideas* – Bud advised the Members that the Board would welcome any ideas on ways to improve the park, just let him know.

3.2 **Memorial Funds** – Debbie Stout advised that she will now be over the Memorial Gift Funds and if anyone should die and someone wants to start a Memorial for them, they need to get with her. The Memorials would be for improvements to the park. At the present time a Memorial Fund was set up in memory of Lynn Coombes, anyone could contribute. A box has been set up in the Welcome Center. The funds for this Memorial were going to a new fire ring to be placed at Eagle's Nest with 5 benches. If anyone wants to buy a bench, they could. The fire ring will be put in this week. We are having difficulties getting in touch with the lady who has done the benches for us in the past and we may have to purchase the benches at Wal-Mart and the price would be higher. Jim Catlett asked the price for a bench, Debbie stated that they would probably be between \$40 to \$50.

### **3.3 Member Communications** – Bud stated:

a. Website will be improved

b. Communication e-mails – Thank you to Carol Norris. E-mails coming from her are not changed. She sends them out exactly as you send them to her. George Weston said that a note will be sent out with the next statement asking for e-mail addresses. Someone requested that the list be updated and old Members be taken off the list. It was stated that someone will get with Carol and they will be taken off.

c. Newsletter – George stated that a 1 page newsletter will be sent out with the statements quarterly. Someone asked about those who pay yearly and do not get quarterly statements, George said they would have the Newsletter page available at front desk and it would be placed on the website.

3.4 **Activities** – Bud advised that a list would be up at the Welcome Center and the Members can volunteer to do the different activities from that list. Jane Nigh said that we have always had an Activities Director. It was stated that we were trying to cut down on cost and this was one way to cut our expenses.

3.5 **Member Issues** – Bud told everyone that there are a lot of rumors going around and pessimism and that the park will die if we don't begin to work together. He asked everyone to help out and not put down everything, but help to improve relations and the park. Questions and Discussions were then held on the following issues:

a. *Roberts Rules of Order*: Bud advised that these are located on the computer, but they make a meeting difficult. They are recommended for some entities but not for non-profit entities; however we will use them as a guideline, and all Members will have input before decisions are made.

b. *Timeliness of News on Website* – We will look into getting the website improved first and then the timeliness of news being placed on it. Bud asked Carol Norris if she would be interested in keeping the news updated afterwards.

c. *Boat Ramp and Loading area* – The \$2 fee was rescinded. We have a problem with debris coming in on the ramp and it needs to be cleaned regularly. With all the rain, we can't get to the debris.

- Jane Nigh asked if her son brought his boat over would he have to obtain a permit to park it in the docks? She was told that if he was staying here he only needs to put his member # on the boat.
- Pam Keesey recommended that people be considerate of other boaters and not tie their smaller boats completely across a slip in order to get 2 smaller boats in a slip since we are limited in the number of slips we have.
- Dena Myers stated that boats are being parked on campsites. Bud said they shouldn't be and he would check into it and that if you see one parked in a campsite, leave the info with the front desk..
- Jim Catlett stated problems with the new layout of the boat ramp and asked if it could be put back the way it was previously to make it easier to turn around at the ramp, you can't turn around now with ditches on the sides and people have to back down the entire length of the ramp. Joe said that the water washes away and that's why they changed it to the current way.
- David Langley stated that he registered his Member # & tag # with the office, was that enough? Joe said the member # is supposed to be on the boat.

d. *Teen Center Damage* -

- Bud stated that his wife and a couple of other people looked at the Teen Center and couldn't find any damage. That the legs were broke on the air hockey table. There will always be some damages with kids.
- Stella Stover stated that we need the Teen Center and we need someone in there. She believes it would pay us to place Mary Trout back in there. Bud stated she did a wonderful job in the Teen Center but that we are looking at the cost. He asked Debbie Stout to put it on the agenda for next months meeting to discuss Teen Center costs.
- Phyllis Mitchell stated that kids are being left to run wild by their parents. Bud asked Debbie Stout what the ages were to be left alone. Debbie stated that at one time kids under 12 in the Teen Center had to have parent with them and kids under 14 in the indoor pool had to have parents.

3.6 **Sales/Meridian Contract** - A lengthy discussion was held regarding sales and Meridian by Bud Hoort. Bud explained the old sales program before Meridian. We have turned all of this over to our attorney, Phillip Smith and his office is currently looking at the contract with Meridian and all of the problems we are having at this time. Upon our attorney's advice, we can not discuss this matter further at the current time.

#### **4.0 Miscellaneous/Other**

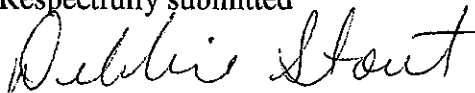
4.1 **Recipe Book Update** – Debbie advised the recipe book is getting close to be done and that the money will go to help pay for the Welcome Center deck..

#### **4.2 Membership questions –**

- Jim Catlett stated that this is a family park and that at one time if you were drunk you were packed up and escorted off of the park. He has seen people around the park drinking and drunk and nothing done. Bud said we were taking steps to correct this problem.
- Carol Norris asked about security since Boyd is no longer on security. Joe said that Ronnie Roam will be doing security 5 days and another workkamper will be doing it the other 2 days.

Charlie Slaughter made a motion to adjourn; it was seconded by Lance Ragsdale.  
Meeting Adjourned at 4:18pm

Respectfully submitted

  
Debbie Stout, Secretary

**Pine Island RV Resort  
Managers Report  
June 2010**

**Accomplishments:**

Title to the new Welcome Center was received from Mod Space requiring registering with the Oklahoma Tax Commission. I meet with the Delaware County Assessor's office and the tag office to determine if the new Welcome Center's would be added to the property tax role or would be tagged in the future. It was determined by Oklahoma Tax Commission that the Welcome Center would be tagged. The cost for the title change and excise tax was approximately \$1800.00 Renewal of the tag each year will be approximately \$11.00 to \$12.00. While at the County Assessor's office, I learned that the old housekeeping building, that was demolished two or three years ago, had not been removed from the property tax roles. If the old Welcome Center is demolished the County Assessor's office needs to be notified.

The Suction Vacuum Release System (SVRS) for the outdoor pool was installed and the pool was opened on June 24<sup>th</sup>.

Trees along the Pine Island roadways were all trimmed back away from the roads and the rocks were cleared alongside the hill roads. Additionally the back road outside the park leading to and from area 4 was cleaned up.

Skirting for the new welcome center has been installed.

Seams were re-sealed on rental unit # 16.

Storage unit 1 & 2 space markers that could be located were reset in the ground and painted so they can be seen by members and a mowing crew.

Housekeeping van has been out of service on two occasions. A new fuel pump was required.

All damaged and down trees from the May 13<sup>th</sup> storm have been cleared away.

Attended the Grand Lake Association luncheon to meet the new director Tad Jones. He will be visiting Pine Island in the near future.

Moved Minuard Roberts from part time of 32 hours to full time 40 hrs he will also do Security on Thursdays.

**ACTIVITIES REPORT**  
**JULY MONTHLY MEETING**  
**Saturday, July 10, 2010**

The drawing for the quilt was held at the Annual Meeting, thank you to everyone who helped to make the quilt. We sold 118 raffle tickets for the quilt – at 2 tickets for \$5 that comes to \$ 295<sup>00</sup> that was raised to help with the cost of the concrete for the indoor pool. Thank you to Don Lind for making and donating the rolling pin, that was auctioned off for \$ 55<sup>00</sup> to Pam Keeseey, thank you Pam. That money was also to go to the indoor pool costs. After the Annual Meeting we had a potluck dinner with Ronnie Furr performing afterwards. We had a great dance, it was nice to have Ronnie back again. We took up donations at the Memorial Day Dance and the Ronnie Furr Dance to help pay the bands fees. We collected \$75.00 at the Memorial Day dance (Ozark Country Band) and collected \$177.00 at the Ronnie Furr Dance. Thank you to all who participated and donated.

Father's Day weekend we played Bingo and everyone seemed to enjoy themselves. We played 10 games, the winner of each game won \$2.00 with the last game being black-out bingo and the winner won \$10. Bob & Deloris Bracey won a total of 2-1/2 games between them, the Grodzicki group won 4 games between all of them, other winners were Stella Stover, Bill Redford, Floyd Baker and Bob Delp.

Gospel Weekend was great!!! This gets better every year. Our concession stand went over very well. This year more people opted to donate money for the Grove Christian Help Center rather than can foods, which was great. Jim and I took over a box of can foods plus \$185.00 to the Center. \$110 was collected from donation box and \$75.00 from the proceeds of the concession stand. The center was very grateful to get all of this. \$151 was deposited back into the Activity Fund. We had a lot of good music and good people. A very special thank you goes to Jane Nigh and Mary Trout for running the concession stand. Thank you to Ron Gilliland, Boyd Stover, and the Coats' family for helping to set everything up and tearing it back down again. A huge thank you to Rusty Ford for running our sound system all weekend and Ron Rogers for signing up groups to perform, making the schedule and emceeing for us. Gospel Weekend gets bigger and better every year. I do plan on volunteering next year and organizing Gospel Weekend with Ron Rogers and Rusty Ford, it will be held on June 25<sup>th</sup> & 26<sup>th</sup> next year.

Gospel Elvis was here to perform for us on July 3<sup>rd</sup> before the Shangri-La Fireworks. As usual Maynard & Linda did a great job. We collected a love offering for them and they were very grateful. Tonight at 5:30 in the Kitchen is a Pot Luck Dinner. At 7:00 tonight at Eagle's Nest will be Ron Rogers and the Gospel Echoes performance. Be here to listen to great gospel singing and show your support of one of our own members, Ron always helps out with Gospel Weekend. We do not pay Ron for his services during Gospel Weekend and we don't pay them for their Concert they do every year, so we will be taking up a love offering for him at the Concert. Don't forget your wallets.

On July 24<sup>th</sup> we are having a 50's/60's dance in the kitchen at 7:00 (the a/c will be turned on). Roll up your sleeves, wear your bobby socks and poodle skirts! Rusty Ford will be our DJ. There is no charge for the dance, we will have a concession stand. I need a few volunteers to help me decorate the kitchen and/or to work in the concession stand on that Saturday night and then to clean the kitchen back up the following Monday or Tuesday. Let me know if you can help. Rusty is not charging us for his time or equipment so we will be taking up a donation to thank him.

A personal note, it has been a privilege and an honor to serve you the members of Pine Island as your Activities Director for the past 7 years. I've had a blast. I hated to leave you as your Activities Director but felt that I was needed more at this time on the Board of Directors. At the time that I'm writing this Report, I do not know what the Board will decide regarding the position of Activities Director but I am asking that each of you continue to support the Activities by volunteering and helping out either physically or monetarily as you have with me in the past . I'll still be around and participating in some of the activities. I am volunteering to do the Ron Rogers Concert tonight, I did the Gospel Elvis and am volunteering to do the 50s/60s Dance on the 24<sup>th</sup>. As stated above, I will also be doing the Gospel Weekend next year. I'll be up here keeping the library organized as well. And, I will be here at the Board Meetings and will be around to hear any comments, complaints or compliments from you the Members. I love you all and thank you for 7 great years.

Debbie Stout