

General Membership meeting 06/11/2022 @ 1pm

THIS WAS THE MANDATORY MEETING OF MEMBERS ACCORDING TO THE BYLAWS

Board Members Present: Mark Ferrel, Jack Black, William Sturm, RJ Nusz,
Kasey Eaton, Barbara Boyer

Board Members Absent: Bob Sappington

20 total membership ID's Present (including board members).

1. Meeting was called to order by Board President Mark Ferrel
2. Leading of the pledge of allegiance
3. William Sturm led the prayer
4. RJ Nusz read the minutes from the June 2021 Meeting of the General Membership
 - a. Motion was requested to accept the minutes as read
 - b. Motion passed unanimously
5. Report from Park Manager - Dawn Norvell
 - a. For the year's accomplishment(s), we have upgraded the laundry, now accepting credit and debit cards (the office is no longer supplying quarters), new zero turn lawn mower, new security truck, fixed the outdoor pool deck as needed, repaired the boat docks, and new sign at the park entrance corner. We got 3 new flags (American flag, State of Oklahoma Flag, Pine Island Flag). New basketball nets/hoops, new volleyball/badminton nets and other equipment that goes with it as well as a new tetherball.
6. Report from the Treasury - Jack Black
 - a. Our financial state is getting better, our expenses are less compared to the last 3 years.
 - b. At the end of May 2022, the park had roughly \$90,000 in its operating account.
 - c. Last year's proposed budget of \$24,667 is a little bit over budget because of the truck we needed to buy, but as to the monthly breakdown we can see that it is evenly distributed.
 - d. We have 3 primary accounts. First is our Operating Account; again we currently have \$90,000. Second is our Land Account, we put money back until we have one (1) year worth of payment(s) just in case we encounter

a default by the buyer. Third is the Property Tax Account. The board started putting \$1,000 back every month so that we don't have a big bill all at once and can pay taxes on time.

- e. Jack added that it would be better if we maintained \$100,000 for operating which is equivalent to 4 months that is \$25,000/month. Additionally, the board has already approved and talked about setting up a new account putting \$2,000 aside for projects (Capital Projects) and air conditioner for breaking, etc. But the account wasn't started because April to June the \$2,000 was already spent (on the newer security truck and misc.).
7. Report from Board President Mark Ferrel
- a. The pool deck and eagles nest deck are well supported underneath. We sent someone to check how it was supported. The boat dock repair has been done in area 4 including welding
 - i. A member suggested doing work weekends 3 times a year to see if there is stuff that needs to be fixed.
 - b. Update on Attorney General letter from last year - No response, no updates.
 - c. Last September the Health Department changed the rules for lodging facilities, or they will only allow us 3 non-member cabins and not call ourselves a lodging facility.
 - i. The board already talked about and are trying to meet all their requirements to maintain our license.
 - ii. We are moving the laundry housekeeping trailer out and moving laundry to the back room behind the kitchen.
 - iii. Electrical and Plumbing still needs to be done. Installation of the commercial dishwasher that was recently bought is needed.
 - iv. RJ Nusz added that compliance for lodging facility requirements was pushed through to maintain our license and discussed the "why" behind this move. Another option was to let the license lapse and designate just 3 cabins as "non-members". The board decided NOT to let the license go and work to get in compliance by September.
 - v. Question from a member about a backup plan on the sewer plant.
 - 1. It was requested that the board research our options.
 - 2. Mr. Moon brought up finding someone within the park so we don't risk the grandfathered status
 - a. Seems like something that we can research,
 - 3. Possibility of hiring a 3rd party to just provide this service.
 - i. Pros/Cons of this approach was further discussed.
8. Old Business:
- a. Still no updated logo and will work on getting submission for this year.

9. New Business

- a. Mr. Elmore wanted to present a proposal for selling the point in area 4, but he was not in attendance to present his proposal.
- b. Discussion ensued about prior discussion(s) on this matter
- c. RJ Nusz made a motion for Mr. Elmore to be invited to come to a board meeting so that we could hear his proposal.
 - i. Christy Moon seconded the motion
 - ii. All are in favor.

10. Other Matters

- a. A Member asked about the Boat Ramp status
 - i. Mark said that the bid was \$39,000 and we don't have that much money set aside yet..
 - ii. Discussion about why we can't just do something like we used to do to have it cleaned out?
 1. Board advised of our action with the GRDA, the how and why, and a possible \$10K fine.
 2. Mark stated that the land belongs to GRDA. We would need to pay \$5,000 to obtain a permit, conduct a wetland study and we need to pay for Core Sample studies because of the Picher Oklahoma incident and need to use certified contractors to do it by the GRDA.
- b. Mark reminded the general members that they are welcome to ask whatever they would like of the board and be scheduled with the board to answer their questions. Go directly to the Park Manager first and if you are NOT happy with the resolution offered, you can ask to be scheduled with the board.
- c. It was requested to have a map on how to get to the boat ramp that is past Serenity Point; that can be obtained.
- d. A member asked about the leases, which he felt were moved to 6 months.
 - i. There was clarification that 6 months has been a long standing rule for onsite storage. This has been a rule since 2019 and we are trying to get everyone in compliance.
 1. Discussion ensued
 2. RJ added that there is a difference between members and non-members. Which gives advantage to the members.
 3. Bottom line is a request for better communication with our members. Board acknowledged this as a goal.
- e. A member asked about the background check rational
 - i. He was informed that any person that is a "new lease" would be required to complete a background check.

1. That is correct. Key word being “new”. If a lessee were to leave and then want to come back, it would require a new background check.
- f. A member asked about the “rules” being updated and requested specifics.
 - i. The board replied that rules were updated to bring them inline with current insurance and modern day concerns.

11. Election results.

- a. RJ Nusz read a statement for the Members:
 - i. “At the time of mailing the park had 234 total members, the membership was fixed, per the bylaws by the board, as of April 22, 2022; excluding 1 new member having joined since then. We mailed out 204 ballots and notice of meeting because 30 members were at least 30 days delinquent in dues and thus “not in good standing” according to Article V, Section 6 of the bylaws and therefore after (30) days as a delinquent member, the voting rights of the member have been removed.”
 - ii. RJ Nusz turned the oversight of the election to board member Kasey Eaton who read the vote results:
 1. Total Ballots Received: 49
 2. 1 without USPS posted on it (noted as illegal).
 3. Counting results were:
 - a. Jack Black (44),
 - b. Don Phelps (29),
 - c. R.J. Nusz (40).
 - iii. A Board Member claimed they were not aware that these positions were available. The members were informed that the call for candidates went out with the Q2 billings, even to those that had paid annually.
 1. Members were reminded that annual board elections occur the 2nd Saturday of June every year. Next year will be 2, then 2, then 3 and so forth. A call for candidates and agenda items will be in the Q2 billings, with declarations by candidates and agenda item request being the first of May, so that at the 2nd Saturday in May board meeting the agenda and mailings can be put together to fulfill bylaws requirements for “notice of meeting”.

12. Christy Moon made a motion for adjournment, it was seconded from the floor.

- a. All are in favor.

~MINUTES PREPARED BY R.J. NUSZ (Secretary)