

REDACTED

Board of Directors meeting 06/11/2021 @ 9am

THIS WAS A MANDATORY MEETING ACCORDING TO THE BYLAWS

In attendance: RJ Nusz, Jack Black, Mark Ferrel, William Sturm, Barbara Boyer, Kasey Eaton

Not in Attendance: Bob Sappington

1. Meeting was called to order by board president Mark Ferrel

2. Park Manager Report
 - a. Gave an update on the equipment that was purchased for the sewer plant.
 - i. Pump and Blower Motor
 - ii. Estimate <\$1000 in repairs
 - b. Everyone discusses the work Park Manager was doing and what may be out of the job description, wherein others should be doing it and to avoid being overworked.
 - i. Park Manager will let us know if felt overwhelmed.

3. Financial Report - Jack Black
 - a. Jack went over the data and reports to be presented at the annual meeting of members.
 - b. Jack also added that the board agreement on setting aside \$2,000 per month hasn't been done yet because of the other expenses incurred in the last month (on the truck, dishwasher, flooring, and sewer plumbing)
 - c. Goal is still to have 4-6 months of reserve in the account before we start doing major improvements.
 - d. Kasey asked a question on the payment of the land note, posed to her by a member.
 - i. We have \$22K in the land account, and the buyer will pay off the note by 4/1/2026. Original Note information provided by RJ Nusz:
 1. Land went under contract on 12/22/2020 for \$225K, Closed on
 2. \$25K was put down with a request that PIRVR carry \$200K @ 6.5% on an amortization yielding a \$1200/month payment to PIRVR.
 3. In addition to the \$1200/month for Principle and Interest, Buyer will pay \$229/month for ad valorem taxes; Making the total payment \$1429/month.
 4. 63 Equal payments to be made with a balloon payment of ~\$191,915 due on 4/1/2026
 5. There is no penalty for early payoff.

4. Reading of the last Minutes of Meeting by Secretary RJ Nusz
 - a. Barbara Boyer motioned for the minutes to be approved as read and amended.

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- b. Kasey Eaton second the motion.
- c. Unanimously in favor.

5. New Business

- a. Mark suggested moving forward to improve our communication to our members.
 - i. For approval of minutes, possibly a meeting either via zoom after the minutes have been done, target 1 week after the meeting, to approve it and to execute whatever was talked about in the meeting.
 - 1. Discussion ensued
 - ii. Kasey added that we have a certain folder online where they can access the minutes of meetings.
 - 1. Do we make these public or password protected?
 - a. Discussion ensued
- b. Discussion on the request for clarification on the additional 5 hours a week for REDACTED to work in a week.
 - i. Discussion of legally what we can do for REDACTED.
 - ii. William Sturm to research what we can legally do and report back at the next board meeting..
 - 1. Jack made a motion to give REDACTED an additional 5 hours to work, pending a review of any legal requirements that PIRVR may need to meet. This is provided that this overtime work is not mowing.
 - 2. Kasey seconded the motion.
 - 3. All are in favor.
- c. Mark asked who should be assigned to make a nice sign, about 4 to 5 “no trespassing” signs to keep members from walking into leased cabins.
 - i. Kasey volunteered to do it.
- d. Jack suggested having a rule on the campers' conditions and appearance.
 - i. Mark stated to get the Park Manager to deal with it on an individual basis.
 - ii. Everyone restated that all leasee's and work campers should have a background check.
 - 1. RJ reviewed the prior minutes and stated that Mark made a motion last year for all employees and park workers including work campers starting 8/14/21 to undergo background checks prior to appointment. The Park Manager will review this background check and make the hiring decision. Expenses with this will be handled by the park.
- e. RJ requested that the Park Manager asked to get a storage agreement in place.
 - i. RJ read the original agreement for storage.
 - ii. Jack suggested we just have a release of liability.
 - iii. RJ made a motion for him and Jack to be on a sub-committee to review and update a storage agreement and get back to the board on this matter.
 - 1. Mark seconded the motion
 - 2. All are in favor.

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6. RJ motioned to adjourn the meeting
 - a. Kasey seconded the motion.
 - b. All are in favor.

Minutes Prepared by RJ Nusz - Board Secretary