

REDACTED

Board of Directors meeting 2/12/2022 @ 9am

THIS WAS A MANDATORY MEETING ACCORDING TO THE BYLAWS

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

1. Meeting was called to order by board president Mark Ferrel
2. Report from Park Manager - Dawn Norvell
 - a. Accounts receivable, waiting for collection agency to update on REDACTED MEMBERS. A member has a payment plan through March 31st.
 - b. RJ Nusz makes a statement that he talked to THE OFFICE over the weekend to let them know he was doing some advertising.
 - i. OFFICE thought that the ad traffic over the weekend was up and sold a couple of memberships last weekend
 1. Dawn confirmed that the ads help them receive more calls and reservations in the park.
 - c. Mark Ferrel asked Jack Black for any updates on GeoCache
 - i. Non at this time.
3. Review and amendments of previous Minutes of January 8, 2022 BOD Meeting
 - a. **Barbara Boyer made a motion to accept the minutes as amended**
 - b. **Bob Sappington second**
 - c. **All in favor.**
4. Jack Black presented the financial report to the Board
 - a. Followed up and detailed review of all the emails of financials that were emailed out for review
 - b. Jack Black mentioned that in order to upgrade the phones, AT&T required a personal guarantee, Dawn Norvell made that personal guarantee by paying roughly \$270. PIRVR will reimburse Dawn for her personal guarantee charge.
 - i. Accordingly, Dawn Norvell had all the documentation.
 - ii. PIRVR will credit back to Dawn Norvell the amount she paid for the personal guarantee.
 - iii. General Q&A ensued on the park financials.
 1. **RJ Nusz made a motion to approve financial reports and bank statements as presented to the board**
 2. **Kasey Eaton second**
 - a. **All in favor**

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5. RJ Nusz opened the discussion about the storage section of the revised PIRVR Lease Agreement
 - a. RJ Nusz read section #5 of the lease and reviewed what happened last meeting during this section's discussion. This was not seconded and agreed on.
 - i. **Mark Ferrel made a motion for the board to approve the lease as the current lease for PIRVR.**
 1. **William Sturm seconded the motion**
 2. **All in favor unanimous**
6. RJ Nusz discusses the background check terms section on the lease. i.e. Who needs a background check?
 - a. It was agreed that if a current member is on a site and they are paying storage on the site, then they don't need a background check. If they leave and come back, they'd still be subject to the background check clause as part of security measures.
7. Park Rules Discussion by rules committee
 - a. Amendments to rules were discussed, notably to add in that...“These rules and regulations apply to any and all patrons of the park; Members, Associate Members, Non-Members and Guests.”
 - b. Reviewed section on Reservation of Rental Cabin Units and Campsites
 - c. Pets and Kennels section reviewed
 - d. Recreation Vehicle Section
 - i. Kasey Eaton spoke to the insurance company and presented documentation obtained from them. Board decided to copy what was offered by them for this section in that Recreational vehicles are permitted in the resort. All vehicles must be driven by a licensed driver or permit holder and must only be driven on designated roads.
 - ii. Kasey Eaton presented additional documentation obtained from the insurance company on protecting the park from liability.
 - e. Discussion about the general behavior of members and anti-harassment. It was agreed that any “complaints” must be sent to the park manager for resolution.
 - i. If the park manager resolution is not satisfactory to the member, then the member may request, with specificity of the grievance and resolution, to be placed on the agenda at the next board meeting.
 - f. Kasey Eaton opened discussion about reducing liability risk on the pools. Per the insurance company, an adult person should supervise minors

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when using the pool.

- g. Discussed fines; Committee proposed that we add in a section on fines in the rules: 1st offense is a WARNING, 2nd offense of the same is a \$50 FINE, 3rd offense of the same is an automatic SUSPENSION.
 - i. Suspension to be governed by the bylaws and restrictive covenants.
 - ii. As per the bylaws, Suspended members are not allowed to use the resort till they pay the fines and/or their membership is reinstated.
 - h. **Mark Ferrel Made a motion to accept the rules submitted by the committee as proposed. It was seconded, All members were in favor.**
8. Presentation by “Member Suspension Committee” on the matter with REDACTED MEMBER.
- a. Updates since the REDACTED MEMBER offered to surrender their membership.
 - i. Board properly voted on the offer proposed from REDACTED MEMBER (Mark Ferrell continued to recuse himself from discussion and voting)
 - ii. **January 16th, RJ Nusz made a motion to accept the offer by REDACTED MEMBER to surrender membership in exchange for Q1 Dues being refunded.**
 - 1. **Kasey Eaton Second.**
 - 2. **Unanimously voted in favor by all other voting members (William Sturm, Bob Sappington, Barbara Boyer, RJ Nusz, Kasey Eaton, Jack Black in favor of accepting his offer)**
 - b. Email from REDACTED MEMBER about basketball goal donation - basketball goal is property of PIRVR.
 - c. Park Attorney reviewed the board's documented action, and agreed with all action taken to date. Furthermore advised to not do anything with any member that is out of the resort’s immediate reach.
 - d. Discussion about a hope that future boards will follow the bylaws and covenants when allowing any suspended member reinstatement.
 - e. It is well documented that the resignation came from the REDACTED MEMBER.
9. New Business
- a. Letter from REDACTED MEMBER on Crafts.
 - b. Election of 2022-2023 Board will be at the annual meeting on June 11th, 2022

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- i. Letter to members going out with the 2nd quarter billing asking for nominations
 - ii. To meet the requirements and deadlines outlined in the bylaws of PIRVR, the board is requesting that all nominees for the three (3) positions up for election submit their applications to the office of PIRVR NO LATER than Sunday 5/1/2022. The board also requests that all items to be placed on the agenda be submitted by this date as well. **As per the bylaws, only items on the agenda will be voted on at the Annual Meeting.** As suggested and discussed at the 2021 Annual Meeting, all nominees that declare their intention by 5/1/2022, will be allowed to briefly present themselves and mingle with members at the scheduled informational meeting on 5/14/22 @ 11am. This will also allow the Board Secretary time to prepare a meeting agenda as well as a ballot of all candidates to be mailed out NO LATER than MAY 18th, 2022 to the General Membership that has been “fixed”. Per the bylaws, the board intends to “fix” the membership role by April 22, 2022. Only members by April 22, 2022 will receive a ballot.
 - iii. We will need to have a list of members available at the meeting and available in the office for “inspection” for 10 days prior to the meeting.
- c. REDACTED MEMBERS question about sheds and storage buildings.
- i. What is the board wanting to do about the members' storage shed?
 - ii. A 15 minute Discussion ensued.
 - iii. Board discusses that this is a violation to what has been discussed in the past and needs further discussion.
 - iv. Discussion tabled for now until the next meeting.
- d. Barbara Boyer asked about plans to update the Group Cabin.
- e. RJ Nusz asked about advertising costs -
- i. Goal is to get to 350 members in 2022
 - ii. He had engaged and spoken to Michelle at 360 Grand in Wichita.
 1. Learned that there seems to be a misconception about PIRVR around the lake and what it is.
 - iii. RJ asked for the board to be thinking about establishing a budget.
- f. Kasey Eaton has spoken to Connie @ the Chamber; they want to do an update and some advertising for us.
- i. Discussed about marketing, flyers, ribbon cutting, newspaper features

10. RJ Nusz made a motion to adjourn. Motion seconded by Jack Black; Unanimously approved.