

**REDACTED**

**Board of Directors meeting 4/9/2022 @ 9am**

**THIS WAS A MANDATORY MEETING ACCORDING TO THE BYLAWS**

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

1. The meeting was called to order by board president Mark Ferrel
2. Report from Park Manager - Dawn Norvell
  - a. Discussion of ideas and opinions on allowed storage sheds. 10 minute discussion and conversation with the board.
    - i. Previous version of the proposed rule DID NOT have a specified size, just that it opens from the top. Assume provision would restrict the size.
    - ii. RJ recited what is written on the current rules of the park about storage sheds: "One Outside Storage Box (Container) is allowed per site if they meet the following parameters: must be accessible from the top and must be a Resin or Plastic construction and portable."
  - b. We have our own cleaning equipment for cleaning out the porta-potties. They have both been cleaned.
  - c. Dawn spend \$98 for 18 new putters from her office budget
    - i. Implemented a system for guests to check out equipment.
  - d. Housekeeping Van Update
    - i. Identified a 2002 Chrysler van that looks identical to the park's housekeeping van
    - ii. RJ asked Bob if his son would be interested in looking at the current van.
      1. Bob provided the name and contact info for "Sasquatch Auto".
  - e. Christy Moon's son, Blake, is selling his 12x43ft completely finished cabin for \$9000 if the park is interested.
    - i. Discussion ensued
  - f. RJ reviewed the letter that he drafted to be sent to members that are past due. Revisions were made and he will email this to the office to use.
  - g. RJ asked Dawn about specifics of the member request for the Annual meeting.
    - i. Member who requested on selling the point, who that was?
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  - h. Had our Health Inspection - the health inspector lady came and checked the cabins

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- i. Received a letter from the Health Department.
    - ii. In the letter, the inspector states that she will not implement any of these code changes for a year, September 2022.
    - iii. Discussion of if the park is going to be called a “lodging facility/establishment” and be licensed and regulated, we will have to meet this code or we will have fines or possible closure as a lodging facility to NON MEMBERS.
    - iv. Mark added we could always choose NOT to be a lodging establishment by making only 3 rentals available to the public in general. All 3 rentals will be available for the members at all times, but 3 would be designated for non-members. This compliance may cost as much as \$7,000 to bring the park into compliance. The annual licensing fee is \$280 annually.
  - i. Discussion on cleaning of cabins;
    - i. Dawn said that the park will have an additional housekeeper for 20 hours a week as a work camper.
    - ii. Barbara added there must be a checklist and the cabin should be cleaned deeply on a weekly basis.
  - j. RJ suggested putting a subcommittee together
    - i. **Mark made a motion to form a subcommittee of Barbara and Kasey from the board, along with Heather and Dawn as a “Cleaning Committee” to inspect cabins on a monthly basis to give feedback to staff on cleaning.**
      - 1. **RJ Second**
      - 2. **All in Favor**
  - k. Additional discussion on the idea of how to get back in compliance rather than letting our license lapse. Decision was made to renew the license in May and work to get deficiencies back into compliance.
    - i. Mark and Dawn will be putting a list together of what we need to do
    - ii. RJ will get the material from his Lowe’s contact at close to cost.
  - l. Kasey discussed looking into grants that might exist for “non profits” that could pay for these updates.
3. MINUTES
- a. RJ offered to email out the minutes from the February and March Minutes for everyone to review to save time.
    - i. Board agreed.
4. FINANCIAL Reports
- a. Jack presented reports (attached)

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- b. Q & A ensued
  - c. Discussion of printer purchase: Options presented by Jack
    - i. Option 1: \$1100 for a Lexmark Commercial machine and \$30/month maintenance agreement @ 2500 copies a month including cartridges.
    - ii. Option 2: \$850 and no maintenance agreement, unlimited copies
    - iii. Option 3: \$350 replacement for a similar machines
      - 1. Mark Ferrel made a motion that we we go with option 1**
        - a. Jack Second**
        - b. All in favor**
5. RJ reviewed any items, discussed from prior board meetings, that we wanted on the agenda apart from the request from a member to sell the point.
- a. There was none.
6. Update from the GEO-Cache committee
- a. They are excited!
  - b. They would come up on Friday and clean up around the park.
  - c. They also offered to put on a class.
7. Further discussion on what to do about the “Shed rule” from the earlier managers report. Discussion was for another 20 minutes.
- a. Dawn asked for the board to amend the proposed rule to include verbiage of prior approval of placement and only 1 storage unit per membership.
  - b. Mark made a motion for the board to table this discussion until the May meeting.
    - i. Motion was not seconded, discussion continued.
  - c. RJ made a motion for the board to table the discussion, allowing the original rule from the March meeting to remain in effect. A conversation will be had with the REDACTED and this particular rule will be readdressed at the May meeting.**
    - i. Barbara Second**
    - ii. 4 approved, 1 abstention, 1 not in favor.**
8. Kasey reviewed the inspections of the cabins from the last meeting and suggested improvements.
9. The new truck should be left at the maintenance shop during the day so that the maintenance department can drive it. That was the purpose of buying a full size truck.

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10. No additional business to discuss, RJ Nusz made a motion to adjourn, all in favor and meeting was adjourned after 3 hours and 54 minutes