

REDACTED

Board of Directors meeting 3/12/2022 @ 9am

THIS WAS A MANDATORY MEETING ACCORDING TO THE BYLAWS

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

Not in Attendance: Bob Sappington, Mark Ferrel

1. Meeting was called to order by Board Vice President William Sturm serving in the capacity of Board President.
2. Report from Park Manager - Dawn Norvell
 - a. REDACTED MEMBER has been officially banned from PIRVR, even as a guest.
 - i. GRDA went and knocked on their door and told them that they had to move the kayak from their land or they could not access the kayak. They are private property without being charged with trespass.
 - ii. REDACTED continued to send threatening emails to the park.
 - b. Dawn talked to a reputable collecting company
 - i. Their fee is 45% of what they recover
 - ii. William asked how many have still outstanding balance
 1. Estimated it might be around \$5000+
 - iii. RJ likes the idea to go with collection agency
 - iv. Dawn added this collecting agency does the skip tracing, ect.
 - c. There is water leaking in area 3, not that bad but needs to be fixed
 - d. Dawn still needs advised on storage shed sizes final decision
 - e. Park needs a replacement security vehicle.
 - f. Dawn plans to open the office full time by 4/15/22.
 - i. The indoor pool to be opened in May 1st, and outdoor pool on May 20th
 - ii. Chlorine prices have gone up, so Dawn ordered 2 at a time during the off season to stock up.
 - g. RJ followed up with a question on staffing.
 - i. Dawn said there will be an increase in wages, about \$200 a week
 - ii. Andrea and Matt will be working in the office
 - iii. Starting April 1st, Park will have 5 work campers and 1 additional at \$9/hour for 15 hours
 - iv. Jack Black added the park spent \$80,000 for the last 12months in payroll
3. Financial report of Jack Black (ATTACHED)

REDACTED

- a. Park revenue is up \$15,000 compared to last year
 - b. Expenses year to date are up at over \$8000 because of added labor.
 - c. Park is still doing good on income and should get better as we roll into the peak season.
 - d. Land savings account is \$23,000 (roughly enough to pay 1 years of payments if needed).
 - i. RJ reminded the board that when contract is satisfied we will get this \$23K + possibly another \$20-30K
 - e. Bottom chart shows all 3 accounts have a total of \$95,000
 - f. February last year the park gained \$31,000, and February this year the park gained \$40,000.
 - g. Jack would like to start putting up another savings account. Start at \$2,000 a month, that is \$24,000 a year, which will be set aside for projects so it would not hit the park's budget
 - i. **RJ Nusz made a motion, after reviewing the current financials, to begin setting aside \$2,000 a month into a "Major Projects Fund" starting May 2022 (delayed because of the possible purchase of a security truck). Nothing will come out of that account without the Board's approval.**
 1. **Barbara second**
 2. **All in favor**
 - h. **RJ Nusz made a motion to approve the financial reports and bank statements as presented**
 - i. **Barbara second**
 - ii. **All in favor**
4. Review of Letter for Annual Meeting of the general membership of PIRVR
5. New Business
- a. William Sturm discussed and presented on the truck he found
 - b. Truck is going into the Ford Dealership to be inspected.
 - i. Need to decide if to pay \$5,500 for the truck or to pay \$4,000 and the old truck as a trade.
 1. **Barbara Boyer made a motion to purchase this 2002 ford truck at \$4,000 and trade the old truck with contingency of inspection, and give William Sturm the full authority to proceed if it is OK**
 2. **RJ Nusz second**
 3. **All in favor**
 - c. Discussion on having someone on the board looking into the maintenance

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6. Old Business

- a. Storage Sheds Discussion continued from the previous meeting.
 - i. Suggestion that a future rule for storage containers need to be boxes that open from the top.
 - ii. Verbiage was crafted to read “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”
 1. ***RJ Nusz made the motion that we approve the above rule to be added as #15 AND that in doing so we allow the REDACTED MEMBER to place their existing storage shed in the storage facility at NO additional charge.***
 - a. **Kasey Eaton Second**
 - b. **All others in favor**
- b. William brought up the idea of Dawn Proposed about a Collection Agency with a fee of 45% of what they recover going to the collection agency.
 - i. Additional discussion about processes outlined within the rules and bylaws being followed and exhausted first before turning anyone over to the collection agency. RJ Nusz felt the sections that apply are specifically outlined as:
 1. Rule #18: Remaining in “Good Standing”: All **dues, payments, fines and charges** must be current in order to have privileges in the Resort. Violations of any of these rules can result in Membership suspension of 30 days as provided for in our Declaration of Restrictive Covenants and By-Laws. Members do not have access to the park during any active suspension. Any Member leaving the Resort with unpaid fees or penalties will be considered “not in good standing” and will not be permitted to use the Resort until all fees and penalties are paid in full.
 2. From the Bylaws: ARTICLE V. Membership. Section 6. Dues, Taxes and Assessments; **[c]** Whenever a Voting Member shall fail to pay his or her dues, fees or assessments within thirty (30) days after they are due, the Member shall be notified in writing by the Resort that, if such dues, fees or assessments are not timely paid, the Member shall be deemed a delinquent Member, and the Resort shall deny use of the Resort until all monies owed the resort are payed. After (30) days as a delinquent member, the voting rights of the Member will be removed.

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[d] Upon certification by the Treasurer of the Board of Directors of the Resort that a Voting Member is so delinquent, the Board of Directors by a majority vote, may suspend such Member from Membership in the Resort. Any Voting Member so suspended shall not be entitled to vote, use Resort facilities, participate in Resort affairs, or be a member of the Board of Directors. The Membership of any Member suspended for a period of six (6) months shall be automatically terminated, and once the Membership is terminated, the Resort may sell the Membership or the Board of Directors may authorize the sale of the Membership through contracts with independent contractors.

[e] Upon certification by the Treasurer to the Board of Directors that a suspended Member has cured his or her delinquency by paying all delinquent dues and assessments, such Member shall be automatically reinstated to Membership in the Resort on the date of such certification. Upon such reinstatement, the Voting Member shall be entitled to all rights and privileges of Resort Membership, except he or she shall not be entitled to regain his or her previous office held prior to the suspension unless re-elected in accordance with the applicable provisions of these Bylaws.

3. **Jack Black made a motion that the board use the proposed collection agency after the process outlined in the rules and bylaws has been exhausted. RJ Nusz to write the letter.**
 - a. **RJ Nusz Second**
 - b. **All in Favor**

7. Barbara Boyer brought up the work that needed to be done in the group cabin.
 - a. Jack Black said he would get a group together and go inspect the cabin over the weekend. Kasey Eaton to be part of this inspection as well.

8. Jack Black brought up On-Site Storage that is costing the park \$25,000 a year
 - a. Jack wants feedback. We have a backlog of people wanting a lease

9. Meeting adjourned