OPEN BOARD MEETING

 JUNE 18, 2016

Larry Ganaway called the meeting to order. The Pledge of Allegiance was recited by all members attending.

Next was a roll call of the Board. All were present. It was stated that a member of our association would be joining the Architectural Control Committee. His name is Paul Kauts and he has a background in real estate and knows laws of real estate.

Next was the reading of the minutes from the previous Open Board Meeting. After reading a vote to accept the minutes as read was voted and approved as read.

Next on the agenda was a financial report given by our Secretary/Treasury Doris Cates. She stated that we now have $1,128.49 in checking and $10,000.38 in the savings account. It was voted and approved to accept the Financial Report. It was noted that the utilities and venders haven’t been paid at this time.

Next on the agenda was old business.

First on the list was Boat Ramp Lights. We will have this work done, even though we do not have the money for the job so Esther and Larry Ganaway along with Tony and Debbie Jumper will loan the money to the POA. It was noted that a Board member had a problem with the work to be started with a loan from members. It is the only way it can be done.

Doris is to draw up a contract and it will state we would be paid back in 12 months. A discussion followed of how much is the cost and what has to be done. It is not just turning on a switch. All parties involved have to be on the job site. The cost is $3,025.00 and tax. Also the person who monitors water and sewer treatments has to be paid and at the dig site. It was voted and approved for this to happen.

Second on list is the washer that does not work. After a short discussion on this issue, it was decided to table it to the next open board meeting.

Third on list was hall lights that do not work. After a short discussion, it was decided that we will replace the existing lights with new LED lights when we have the funds to do so.

Next was a discussion on the status of Secretary/Treasury and it was voted and approved for Doris Cates to remain as Secretary/Treasury with a salary of $500.00 a month. Her duties will remain the same as before except she will no longer do the minutes or measure for force mows. Heather Manning will do the job of measuring weeds and recording lots and block numbers for the force mows. A letter will be sent to members by Doris Cates indicating a force mow will take place at a cost of $75.00 per lot, if any owner owns more than one lot then it will be $75.00 times number of lots to be mowed.

New business:

First item discussed was POA managing company to manage the affairs of our POA.

After a short discussion it was decided that we did not have the funds for this to happen.

Next item was to appoint the vacancy of President and Vice President. A Board Member nominated Sandra Bennett for the office of Vice President and it was asked if anyone had a person that they would recommend to hold this position. After a short discussion it was decided to table this for now.

Next item was Lap Top. We had to purchase a new lap top because the old one stopped working so a new one was purchased at a cost of $592.13. It comes with a 2 year warranty. The data from old one had to be transferred to the new one at a cost of $303.10. Doris had to program it to the printer. Doris also has set up with our account with Chase Bank for bill pay and auto pay for our vendors and utilities. Vendors will be paid on same day each month and utilities will be paid as they become due. This will stop having to write checks.

Next item was invoices and statements. The invoices and statements have been revised so our members have a better understanding of what is credited, what is owed and what is due to a current date per quarter. It was voted and approved to accept these versions.

Next item was improvements in men’s bathroom. The old urinals were removed and they were replaced with one waterless urinal. This will help with water waste. The cost to install was $705.00.

Next item was excess water use and the high cost to the POA. The water usage was over one hundred thousand gallons. At a cost of over $1,000.00 for the month of May and we owe a balance over $200.00 plus. The probable cause was back flushing the pool, leaking toilets, leaking urinals and water running in showers and vanities.

Next item was celebrating July 4th. Short discussion was about activities for Sunday July 3rd and meeting was adjourned.

This is a summary put together of the recorded minutes by Larry Ganaway.