

Minutes from December 10, 2018 meeting (prepared by Bitsy Culberson)

Meeting convened by President, Elroy Carson 6:30 pm.

Board Members in attendance:

Elroy Carson

Bitsy Culberson

Bob Bellah

Carter Trew

Mark Moore

Denton Collins (arrived at 7:15)

- 1.) Minutes of the October 8, 2015 meeting were approved unanimously
- 2.) **Discussion of Lien's on properties** (How to go about retrieving moneys owed)
 - *Bring Current the fees due by billing
 - *Looking back to find out officers at the time Liens were placed.
- 3.) **POA Dues/Billing online**
 - *Receipt's online (not mailed) reduces cost for POA
 - * Online Billing assistance for homeowners after tonight's meeting
 - *Breakout meeting for online Billing in Jan. at next POA Meeting
- 4.) **Bridge Update**
 - * Contractors and Inspections finished before opening. Should be before Christmas
 - *Approval of Safety Sign to be placed at bridge
- 5.) **Treasurer's Report**
 - * Mark Moore reported that Cash Position continues to be strong. POA profitability is down from the same time last year due to legal fees and lower venue rentals.
- 6.) **Ranch House Report**
 - *Mike Greer reported for Marty and Heidi on Ranch House for November.
 - 6 Property owner rentals. Turkey Trot, but no building use. 1 Rental to public. \$150.00 retained deposits because of failure to clean after event. Sub-pump repair on 11/14 cost \$404.00.
 - Window covering to be completed by December. Donor Cabinet to be installed in December.
- 7.) **Upcoming Events**
 - *New Year's Eve Party Dec. 31
 - * Annual Chili Cook Off Jan. 26th (Donations only)
 - * Idea of Spartan Games in Spring or Summer??
- 8.) **New Business / Updates**
 - a.) Questions about retained deposits for Ranch House fees – Why was money kept? and who received that money? **answer: contract was not withheld by renter and more cleanup was

required. Money went back into Ranch House Fund

b.) Voted on Christmas Bonuses for City Maintenance Employees. Vote was approved by 4 in favor, 1 opposed and 1 abstained.

c.) Discussion after as to who authorizes these bonus's and extra funds needed? Should Board Authorize this? Does this affect the "Transparency" of the POA?

d.) We-The-People Committee hope to have revised bylaws ready for review in Jan.

e.) Continued discussion of Property transfer fee to \$1,500,00 (from \$350.00).

f.) Online maintenance fee payment system is up and running. Mark Moore is available after meeting to assist anyone needing assistance in signing up.

g.) Marketing of pool membership and upkeep of pool briefly discussed.

Meeting Adjourned at 7:41