

Board of Directors meeting 06/12/2021 @ 9am

THIS WAS A MANDATORY MEETING ACCORDING TO THE BYLAWS

In attendance: RJ Nusz, Jack Black, Perri Bebee, Mark Ferrel, William Sturm, Bob Sappington

Absent: David Langley

1. Meeting was called to order by board president Mark Ferrel
2. Heard Presentation from Park Manager on the park
 - a. All vacant position have been filled
 - b. Weekend Cleaning of the commons areas/bathrooms is now being done each weekend.
 - c. Both Port-a-pots (1 by each dock) have been professionally cleaned to start the season
 - i. The park now owns the equipment to clean them ourselves, that is the plan moving forward.
 - d. Park Manager provided the board a verbal historical background from Campground Master notes on the request to reinstate a lapsed membership.
3. Secretary, RJ Nusz, asked for approval of the minutes from the March meeting and the May meeting. Handed out copies for individual review;
 - a. May minutes were updated electronically on the spot with any corrections, approved as amended.
 - b. March meeting were updated electronically on the spot with any corrections, approved as amended.
 - i. *THIS PROMPTED A DISCUSSION ABOUT THE AT&T Phone bill increases that Jack Black will look into.*
 - ii. *Additionally prompted a discussion about the phones possibly NOT rolling over to the 2nd line when the first line does not pick up.*
 - iii. *Further Clarification on Park Manager reviewing the Background checks with the right of appeal, if requested, to the board. (see prior minutes) accepted as amended.*
 - iv. *Motion made by Mark Ferrel for the approval of the minutes as amended. Second by William Sturm. All in Favor.*
4. Board had a 10+ minute discussion on running the park via the Bylaws and Restrictive Covenants
 - a. Discussion on why this is so important; this is the governing document on how the business is operated and conducted.
 - b. Letter from the Oklahoma Attorney General with threats of stripping the park of it's Not for Profit Status (will all be covered in the annual members meeting).
5. Discussion of finances
6. Discussion of application by a prior member to rejoin, prior issue(s) with this applicant.
 - a. Motion made by Perri Bebee to deny the request, Bob Sappington second, all in favor
7. Discussion on lease site still awaiting a camper
 - a. Discussion to table until next meeting
8. RJ was voluntold to draft paperwork for the pay adjustment for Bill Durbin
9. 2 mystery people applied for unemployment and have been dealt with.

10. Discussion of a proposal by a member to reprice current wash rates of \$25 (RV's), \$15 (Cars), \$15 (Boats) **TO** \$15 (RV's), \$10 (Cars), \$10 (Boats).
 - a. Discussion ensued
 - b. Perri made the motion that the water rates for washing stay the same; RJ second the motion; all others in favor.
 - c. William Sturm requested we add something in the lease agreement about repeated leaks that have not been addressed.
11. Table to next meeting the work camper work release
12. Discussion on park violence
 - a. What is acceptable
 - b. What is the park responsibility
 - c. What is the members responsibility
 - d. What is the boards responsibility
 - i. We each read security reports that had been filed about an incident in Area 4 lease area.
 - ii. Personal reports/accounts of the incident were shared.
 - e. Discussion on what we can/can't do. Ultimately without an arrest, what can we do with a lease site?
 - f. Could and will add verbiage in the lease agreement
13. Meeting was adjourned at 11:03am