

## December 10, 2022 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:02am).
- II. Attendees.
  - A. Daria.
  - B. Steve
  - C. Danita.
  - D. Steve M
  - E. Gene M
  - F. Adriana.
  - G. Joanne
  - H. Connie.
  - I. Brian.
  - J. Deb W.
  - K. Shaun
  - L. David.
  - M. Maurice (Z).
  - N. Mark(Z)..
- III. Board members.
  - A. Jimmy.
  - B. Mercedes.
  - C. Chris.
  - D. Monique.
  - E. Beth (Z).
- IV. Consider Approval or Changes to the Agenda.
  - A. Changes.
  - B. Motion to Approve the 12/10/22 agenda.
    1. JG Motion.
    2. MB Seconded.
    3. Approved.
- V. Consider Approval of Minutes for 11/12/22.
  - A. Changes.
    1. Public comment: volunteers could start clearing the area. Needs to be changed to when a plan is made to start the cleanup.
    2. Danita.
      - a) Recreation item B Move to fundraiser instead of recreation Daria.
      - b) Danita is now just volunteering on the rec committee. Not Daria.
  - B. Motion to approve minutes with corrections.
    1. JG Motion.

2. MS Seconded.
  3. Approved.
- VI. Consider motion to pay bills.
  - A. Bills.
    1. Coaty and Marchant.
    2. Bailey Propane.
    3. Cami.
    4. Mercedes.
  - B. Questions.
    1. Steve and (Mercedes): You did not have time to print a P&L for this meeting? (No. I will be printing the budget for this meeting.) Can you send out the budget and finances in an email? (Yes).
  - C. Motion to approve bills.
    1. JG motion.
    2. MB seconded.
    3. Approved.
- VII. Guests.
  - A. Anita.
- VIII. Water and Sanitation.
  - A. Meter Readings.
    1. CC hydrant: 2533.2 gal.
    2. Well: 23.3 gal.
    3. Uv 126
    4. Dam 1: 14.4
    5. Dam 2: 17.2
  - B. Info.
    1. Water test.
      - a) Sent to GEOwater.
      - b) Cleared.
    2. Lake 1.
      - a) Full and spilling.
      - b) Now on Winter schedule.
- IX. Committees.
  - A. Thanksgiving dinner was canceled.
  - B. The Christmas party was 12/9/22.
    1. Success.
    2. 20 to 25 kids.
  - C. Dam committee.
    1. Put a riser on the spillway next spring. We will need to get an estimate for engineering work.

2. Steve and (Jimmy): if you raise it a foot, how far back will you stay from the septic systems for the houses behind. (That is why we are contacting an engineer to lay out everything and see if it is feasible).

a) Motion to get an estimate from the engineer for a spillway.

(1) JG motion.

(2) MB seconded.

(3) Approved.

D. Recreation Committee.

1. Danita: a board member was charged for the event on Halloween. The family claims that someone pushed the child with the lighter and is now pressing charges.

X. Fundraiser.

A. The Rec committee will take over the barrel drop.

XI. Financial.

A. Nickie is still catching up on all the bills.

B. Nickie wants to combine the QB accounts.

1. MB motion.

2. JG seconded.

3. Approved.

C. Motion to approve financials.

1. JG motion.

2. MB seconded.

3. Approved.

XII. Legal.

A. Resolutions.

1. Motion to adopt 2023 budget.

a) JG motion.

b) MS seconded.

c) Approved.

2. Motion to approve the resolution to set mil levies.

a) JG motion.

b) MB seconded.

c) Approved.

3. Motion to approve resolution to appropriate funds.

a) JG motion.

b) MB seconded.

c) Approved.

4. Motion to opt out of Famli.

a) JG motion.

b) MS seconded.

- c) Approved.
- 5. Motion to appoint Dana for the DEO.
  - a) JG motion.
  - b) MB seconded.
  - c) Approved.

B. Executive session.

- 1. Motion to end the regular board meeting and enter into an executive session for the purpose of receiving advice from legal counsel regarding the criminal charges. It will not be recorded due to it being an executive session for the purpose of receiving legal counsel from Anita (10:40 am).
  - a) JG motion.
  - b) MB seconded.
  - c) Approved.
- 2. Motion to close the executive session and return to the regular meeting (11:05 am).
  - a) JG motion.
  - b) MB seconded.
  - c) Approved.

XIII. Old business.

A. Mailbox project.

- 1. No updates.
- 2. Chris: I don't think we have the concrete yet.
- 3. Steve: Do you have an approved design? (Yes).
- 4. Chris: From what I understand, the blueprint they have is good.
- 5. Chris and (Beth): Were you able to talk to the post office? (They are still waiting. I did talk to someone and get the forms they needed. It is still just a waiting game).

B. Horse Corral Electric project.

- 1. Coming up in January.
- 2. No other updates.

C. Hydrant lock.

- 1. Beth is looking into that.
- 2. No updates at this time.
- 3. Beth: I called Ted and he didn't know anything. He said he would look into it. I did find something on Amazon that has a meter that you connect to a hose. It isn't exactly what we want, but it is something that would allow people to see their gallon usage. We are 1500 gal off every month. It could be a leak in the piping under the ground or we have people who are not signing in/out what they are getting. We also don't know how much is being used by the community center. I am going to see if Nov. is different

on the read. I can't find anything for the key lock system. We can switch the keypad system, but I can't find anything that has a meter attached to it. I do think the keyless system is a better plan. It will prevent key loss and we can solve the problem of people who do not pay their dues, but use the system still.

4. Chris what does the community think?
  - a) Jimmy and (Chris): we are only limited on the users. Part of the issue is that keys get lost, but we have no idea if someone finds them and is using them. I did find something that records how many gallons are used every five minutes. (You don't think we need to limit how much water someone can use?).
  - b) Adriana and (Chris): isn't it a little unethical to put a limit on the well? It is open to the public. Is people's usage an issue? (Yes. there was 1500 gal over last month.)
  - c) Jimmy: There are two meters in the well house to separate the community center and the hydrant.
  - d) Steve: As far as the hydrant goes, I agree with Jimmy. We cannot have more than 25 people using the hydrant. The amount used isn't the issue. One option is to start charging a fee for usage. That will help to regulate the usage.
  - e) Monique: we could call a meeting with the people using the well and let them know what is happening and the changes we are having to do in order to accommodate.
  - f) Connie: This is a community well. I think they should pay for it.
  - g) Steve: I think the people who have access to the water, they should pay for it.
  - h) Gene: It doesn't make sense to me that we have to pay for the upkeep of this well, when we can't even use it.
  - i) Beth and (Mercedes): We will have to have the service plan reviewed/revised. There are more people living here now than when the well was put in. We should also look at the bylaws. We could hold a community event that we bring in water to help too if needed. (I think we should bring the people using the water into a meeting and talk with them first before changing the service plan).
  - j) Chris and (Mercedes): would we need a special meeting? (We could do a work session to discuss. We will also send out an email to the key holders about this upcoming discussion.)
  - k) Monique: I think either way we know something needs to change, so we could start talking now. Then we can come up with a gameplan from there.

D. Website changes.

1. Cami updated the website.
2. Mercedes: we will activate ninja forms this month.

XIV. New business.

A. Budget.

1. Chris opens the budget hearing.
2. Review budget.
  - a) Elections.
  - b) Legal fees for elections.
  - c) Lake expenditures.
  - d) New fishing company.
3. Children's activities account.
  - a) Need to discuss how much we want to budget for this account.
  - b) \$1000 for an estimate.
4. Concerns.
  - a) Steve: Continuing to collect taxes that is then going to sit in the bank. Are you being fiduciary responsible to the people living back here? You should not be taking taxes that you are not using.
  - b) Steve E and (Steve): We do have some responsibility to keep some money in reserve too. (Not as much as you have).
  - c) Steve and (Steve E): you should budget any repairs that need to be done (community center) in the budget and then use it. (You could also appropriate it.)
  - d) Anita: Has the board ever done a reserves study by an accountant?
  - e) Jimmy and (Connie): We do have other water and san projects to do too. (Then do the projects. Don't just sit on it. It will cost more in the future. I am paying taxes for work that is not being done) We do need to do work on Lake 2. Tate pond project is still on the list too.
  - f) Steve: The taxes need to be used for work that is done this year.
  - g) Mercedes: I have been talking to Nickie about accounting references.
  - h) Anita: We need to approve the budget today for the year end. You can make resolutions to make changes after the fact.
  - i) Steve: You should also appropriate funds for the community center repair.
5. Motion to approve 2023 budget with children's activities.
  - a) JG motion.
  - b) MS seconded.
  - c) Approved.

6. Chris concludes the budget hearing.

B. Liability Coverage.

1. Will reach out and get the coverage.

C. Emergency Action Plan.

1. Printed and will be passed out.

XV. Public Comment.

XVI. Adjournment (11:07 am).

A. JG Motion.

B. MB Seconded.

C. Approved.