

LOST HOLLOW PROPERTY OWNERS ASSOCIATION

FALL MEETING MINUTES

SEPTEMBER 29, 2019

The Fall Meeting was called to order by President, Hazel Smith at 1:03 p.m. at the Shelter House.

Benediction was given by Sally.

Hazel Welcomed all the association members in attendance and hoped everyone had a good summer.

Hazel thanked volunteers and everyone gave them a round of applause

Thank you to everyone for supplying Jeff with your email addresses. This makes getting your monthly statement to you easier and more efficient.

Lending Library was in full swing this summer.

The new pool at the front of the Campground was completed.

The installation of new drainage was completed around the shelter house.

Roofs on Bath Houses and Store were completed.

HVAC and new deck were completed at the Campground Store.

Hazel then went over the rules for discussion as the meeting will progress.

SECRETARY'S REPORT

A motion was made by Sam Short to accept the Secretary's Minutes and seconded by Danny Mullins Lot 315 and approved with a unanimous yes vote.

TREASURER'S REPORT

Jeff Thomas the Treasurer handed out financial reports.

- Budget is on track for the year.
- Referred to handouts P/L
- Went over the expenses and detail line by line
- Reserve Handout – Listed future – Replacement & Annual Replacement Reserves
- Budget Break Down – Any questions on Budget, P/L or Reserve, Jeff will be glad to answer.

There were no questions about the Treasurers Report.

The Treasurers Report was approved with a unanimous yes vote.

There was discussion from Chuck Totten Lot 277-278 – Questioned why Jeff Thomas is getting paid.

Answer: Jeff is a board member and gets one lot fee paid at \$40.00. The treasurer oversees the budget. Jeff also is paid \$800.00 a month as an employee position.

Hazel added that the job that Jeff is getting paid for is as an hired employee of the campground.

Jeff mentioned Sewer Plant expense on the Capital Budget Report.

Jeff asked if there were any questions on the Budget.

Chuck Totten Lot 277-278 – Asked why he did not get asked to be on the verification committee when he signed.

Answer: There were only 3 names on the signup sheet and his was not on it. The date to help was on the Activities Calendar if you would like to attend and no one showed up except Board Members. The committees are always formed for the budget on the 3rd Saturday in March and August.

Bob Roley asked why the website is not up to date.

Answer: The website is up to date.

Chuck Totten Lot 277-278 – Asked why he didn't get the financials that he asked for.

Answer: Jeff said - I will be glad to let you look at the financials in a separate meeting but we do not print them out.

Jeff went over the Capital Budget.

Motion to accept the Budget was made by Diane McCandlish and Seconded by John Sloan.
Motion Passed.

Motion to accept the Treasurers report was made by Diane McCandlish and Seconded by Josie Noble. Motion Carried.

Document Update

The Deed Restrictions were sent to the attorney add the legal language. The attorneys office with then send out to the members.

Bonnie Daugherty said: I visited the recorders office and the secretary said that we just needed an amendment.

Answer: Hazel said that is why you got the wrong answer from the recorders office.

John Oxley – Lot 505 - Can we set a deadline?

Brian from Atty's office: Problem is getting votes back. You have to leave the vote open until we get the correct amount of votes.

Shirley Sigler – Lot 484 – How much is this going to cost to make changes?

Answer: Hazel mentioned that the cost was included in last years budget.

ELECTION CANDIDATES

John Sloan: Director at Large

Thanks to everyone for the vote turn out. I want the park nice for my grand kids.

Bob Dye: Lot 41-42 – If you don't have paying lots you don't have a campground.

Hazel Smith: Wants the camp for her kids and grand kids. A lot of improvements have been made. There is only one lot not sold. My heart is with the campground.

Phil Clifton: Lot 265-266 = The Board of Directors are doing a great job and I like to help out.

Becky Burrows: 425-426 – Been camping at LH for 7 1/2 years. I love the campground stories of the past and wants everyone to get along and have a great campground. Promised to work hard.

Mike Branson: Everyone knows me. My heart is in the park. Vote or don't vote.

Hazel Smith went over the Ballots and how to vote.

DIRECTOR REPORTS

John Sloan District 0

The park is looking good. When you have guests please inform them of the park rules. I am proud of my district. Best district in the park.

Terri Sander District 0

The district looks good, just a few lots need cleaning.

Josie Noble District 1

District looks nice. Everybody is doing a great job.

Hazel Smith District 1

Thank you for taking care of Lot 186. The lot owner is in the military. Please pray for him. Thank you to everyone that helped with the flower beds in front of the park office, almost complete. There are a lot of new lot owners this summer.

Phil Clifton District 2

Love this campground

Park Manager – Mark

There was a 6" main break at the water tower. There is a boil order in effect until tests come back. Comfort Station will start to close starting October 1st.

October 21st the water will be shut off – weather permitting

October 7th is the first leaf pickup

November 25 is the last leaf pickup.

Please do not put leaves out after the 24th. Otherwise you will have to take them to the back 40 yourself. ******LEAVES ONLY******

Jonathan Dufford District 2
Looking good, a few lots still need cleaning. Pretty good year so far.

Diane McCandlish District 3
Looking good. A lot of new members. Trying to get to all of them. Please put leaves on edge of lot. Have a good Season.

Sam Short District 4
No problems.

Mike Branson District 4
This has been a good season.

RESULTS FROM THE ELECTION

	Distr. 0	Distr. 1	Distr. 2	Distr. 3	Distr.4	Total
John Sloan	47	24	28	42	32	173
Phil Clifton	47	23	38	40	65	213
Robert Hines	21	15	22	39	47	144
Becky Burrows	26	26	16	24	25	117
Hazel Smith	52	27	40	33	55	207
Mike Branson	41	13	38	52	52	196

Winners are the top 4 with the most votes: Phil Clifton, Hazel Smith, Mike Branson and John Sloan

ASSET DISCUSSION

Hazel went over the list of assets:

Talked about building an Equipment Shelter.

Talked about selling of the Red Truck.

Wanted to bring this up for a preliminary talk to see if having a membership vote is cost effective.

Chuck Totten – Lot 277-278 – Said we don't have the need for an equipment shelter since the equipment has been out all of this time.

A vote will go out to approve the building of the equipment shelter.

Vickie Combs: Why can't we vote for this at the membership meetings?

Answer: Not all members can attend the meeting and we need a certain amount of votes to approve and asset change. Every member should have the opportunity to vote.

A discussion was brought up about tearing down the front basketball court and building a community center. Approx. 40 X 100. An estimate was taken for this building to include: 4X8 insulation board under metal roof and walls and all trim. Rollup Garage Doors on Both sides. Including concrete. \$71,661.00 Parking will be available. More estimates will be taken when weather permits.

Lot 41-42 – Bob Dye – Thoughts on using current maintenance building for community center and build a new building for maintenance to store equipment.

Bonnie Daugherty: This is today's price. Will price be on what we are voting for?

Chuck Totten: Lot 277-278 – How can people vote when they are not here? Wants to make a motion to make a proxy to use votes.

Hazel Smith – answer – Constitution does not allow it. We have a policy that needs approval for absentee votes.

Melanie Lot 296 – When you mail this out why can't we put a time limit on it?

Answer: Hazel said we can't put a time limit. We need a majority vote to end it.

Answer: Brian from the attorney's office said: You can put a time limit but until the majority of votes come in, it stays open.

OPEN FORUM

Lisa Bailey: Thank you to everyone. Please be courteous when using the rest rooms. FLUSH! PLEASE!! We are doing improvements in all the Bath House.

Shirley Sigler Lot 484 – What happened to the Kubota Tractor?

Answer: Mark said the Kubota Tractor was replaced.

Bob Dye Lot 41-42 – Who bought the Kubota?

Answer: Phil said the Human Society

Bob Dye: Do you have a receipt?

Answer: Used the money to buy a new tractor.

Bob Dye: I want to see the sales slip.

Answer: Hazel said we will get it to you.

Chuck Totten Lot 277-278: I am glad that things are getting done. I want an absentee ballot and want availability to vote when they can't be here.

Answer: Brian from the attorney's office: Governing Documents determine what process is conducted. Absentee Ballots make sense.

Chuck Totten: Can we put that in the documents?

Answer: Will check

Brian was asked if he was performing a conflict of interest when representing the campground.

Answer: I represent the Association. The Board of Directors is my client that represents the members.

Two weeks before the September or April Meeting: Turn in your letter of intent for absentee ballot to run.

Hazel will talk to the attorney as to where it needs to go.

Diane McCandlish Lot 318 – Enjoying stay at the campground. Alerted that people are stealing. What are we going to do about it?

Answer: Hazel said that the Sheriff's Dept. is patrolling the campground. Directors are keeping their eyes open.

Lot 318 – Are pedofiles living in the campground? How can we tell?

Answer: Jeff Thomas said that in 2016 HUD changed rules because back ground checks are discriminating.

Answer: Brian – Make an amendment. Can not have restriction. By law, they have to record their address. FHA – Amended lending requirements. They will not lend if restriction is in the governing documents. We could actually put it into our documents to have a background check.

Danny Mullins Lot 315 – The treasurer getting paid \$800 a month is chump change. Wants to continue improvements. Also said that he did not put up cameras on other peoples lots. Just on the lot that he had permission. All of the infighting needs to stop. We need to start working together. Bring back Bingo.

Answer: The church is responsible for Bingo. They are in the process of getting their 501C.

Danny Mullins Lot 315 – Wants to commend the Board of Directors for all of the improvements.

Betty Lot 227 – Why are we not stopping young kids from drive golf carts?

Answer: Hazel said that she talked to the person. It is everyone's responsibility to say something if you see this happening.

Vickie Roley Lot 143 – I was under the impression that there has to be a complaint. Why did we get a letter?

Sally Lot 215 – She saw young kids driving fast. Ran into another golf cart and they took off.

Diane – 2 carts went by – they wrecked and ran. She found them.

Lynn Cook Lot 350-351: Can we have a person to roam the campground to check lots.

Answer: The Board has discussed this problem and are in the process of resolving.

Cheryl Lot 149: Rules are changing, we pick and choose. Drinking on Common property. Do it on your own lot.

A motion was made to adjourn the meeting by Lisa and seconded by Diane. Motion passed.

Meeting adjourned at 3:23 p.m.

Hazel Smith – Any other questions?

Diane Ledsome Lot 494 made a motion to adjourn the Membership Meeting and seconded by Diane McCandlish. A unanimous yes vote was taken and motion carried. Meeting was adjourned at 2:22 p.m.

Respectfully Submitted by
Alice Bartow, Secretary.