

GBNT Board of Directors General Open Meeting Minutes
4/27/19

Meeting Call to Order at – 10:00 am

Roll call: Donal Barnes, Bill Ritchie, Peggy Fitzwater, Meri-Jo Leach, Rita Tuck, Mike Hill, Don Abeles, Bob Rowe, Steven Thaete

Absent- Connie Cathcart

Motion: Approve March Open Session Minutes

Motion: Approve April Open Session Agenda

Presidents Report:

We are starting the preliminary outside audit, and are working with our CPAs to provide needed information. The audit formally concludes in September, at the January 2020 meeting the final report will be presented.

Vice President's Report:

No Report

Treasurer's Report:

March 2019

Income	\$ 226,312.76
Expense	\$ 155,971.23
Net Income	\$ 70,341.53

Electrical Upgrade Equipment YTD \$ 2,771.33

Upgrade Parts/Material YTD \$ 18,859.64

Investment Account \$ 1,325,073.32

MSA to deposit \$100,000 from the Merrill Lynch Reserve Account to a 1 year CD

Secretary's Report:

No Report

Park Managers Report:

Thanks to those who have volunteered in the past few weeks doing pressure washing, weeding and other tasks in the park. More volunteers are needed to help get the park ready for the summer season. Hiring has started hiring for the youth center, need about 5 more individuals. Two new people have started working on night security. Electrical-wise, more than 50 sites have been completed in last few weeks. Ray has been working on the freezer shed; heat pumps just need power hooked up to them. Recently one employee was injured while working but he has returned to work. Office-wise, Barb is working on audit information & insurance has been finalized for the year. New reader boards are up at the front gate & ACH, black lighting will be installed to help with reading especially at night.

Committees:

Administration:

No workshop topics

Reminder that the May board meeting is the 3rd Sat, May 18 due to Memorial Day holiday

MSA to update Rules & Regulations Section I D 1a
MSA to update Rules & Regulations Section I D 2c
MSA to update Rules & Regulations Section I D 3b

Motion to update Rules & Regulations Section I D 7f - failed

Motion to update Rules & Regulations Section IV I – failed

Note: June 2015 MSA modified Rules Section IV I – No Tiki torches are permitted in the Park

Section I D 2c - Tammy Morris #322 – what happens to members whose sheds do not follow rules.
Steven – sheds have to be fixed before selling membership

Section I D 7f – need more clarification on moving trailer from site to site. need to review documentation
Tammy Morris #322 – in 2003-07 this was put in the Rules that trailers are not able to be moved between sites.

Kevin Skalsky #328/329 – wants more clarification

Facilities:

About 30 people attended workshop - discussion items included expanding pea patch to add one more row, fruit stand for extra vegetables, testing of siren on 2nd Saturday of month at noon, container at locations for recycling cans, gate under power lines hasn't always been unlocked.

Membership:

Welcome 6 new members in April

Violations:

No report

Sales:

Still seeking sites for sale, office can show your site & rv without member being present. Currently have 10 sites for sale – more coming.

Bingo:

Starts up next week, meeting today.

Activities:

Last week park held easter egg hunt, kids painted canvases, rode to ballpark on haywagons - about 45 kids. Had night hunt for teens. Memorial day events planned – Fri spaghetti dinner, Sat dinner & band, Sun lunch walking tacos, horseshoes, sales in the wood, pool & pickleball tournaments, golf cart event.

MSA to allocate up to \$500 from activities for spaghetti dinner at ACH on Fri, May 24

MSA to allocate up to \$750 from activities for spareribs & beer dinner at ballpark on Sat, May 25

MSA to allocate \$650 from activities for band County Kings at ballpark on Sat, May 25

MSA to allocate up to \$750 from activities for walking taco lunch at ballpark on Sun, May 26

Bylaws Rules and Regulation:

Proposals need to be submitted by May 30 at 4:30 pm

Infrastructure upgrade:

Meri Jo read report of April 13 meeting – invited Cory to talk to committee, talked about options for speeding up project - 10 yard dump truck; avoid pulling from electrical crew to do other tasks; possibly use a temp agency for other summer jobs; ripping tooth for bobcat; equipment preparation & maintenance.

Concern that sales office is giving unrealistic time frames for upgrade to sites. Need better way to keep members informed especially when power & water is going to be off. Possibly buy generators so they can turn off entire sections at a time.

Long range planning:

Splash pool by youth center - health department requires an engineer's plan to show how water will be recirculated with youth pool. Should have more information within a week. Will require pipes between pools.

LaDonna DeHoet #949 – verify location at youth pool not at adult pool

Tammy Morris #322 – where is money coming from – is it from \$65,000 fund

Donal explained - Admin fiscal policy #2 - \$50,000 capital replacement, \$65,000 capital enhancements to add something new, membership can create a separate fund such as electrical, emergency replacement such as for roofs is not part of \$65,000

ORV:

No report

Open forum/ new business:

Mike Roper #435 – wants locked suggestion/complaint box that only 2 board members have keys to; older park members afraid to bring up items due to retaliation. Personnel committee could administer this.

LaDonna DeHoet #949 – no cover for family pool currently – Per Steven cover is for safety, not for keeping in heat – trying to get one made by company back east. Health department said just keep area locked. We don't drain the pool in the winter months.

Cindy Phelps #318 – why isn't emergency siren working – it does work; Don Abeles will start setting it off at noon on 2nd Sat of the month; Donal will research if there is a way to set it off remotely

Tammy Morris #322 – rumor that we are running in the red -- the park is very stable financially

Pat Leach #288 – since trees cut along May Creek Road, concerned about security as more of the park is visible – fence has recently been repaired

Motion- Adjourn the open session at 11:10 am

Submitted by: Donal Barnes- President

Minutes Submitted by: Peggy Fitzwater, acting secretary