

**MINUTES OF THE BOARD OF DIRECTORS/MEMBERSHIP MEETING
SATURDAY, OCTOBER 12, 2019**

I. A monthly meeting of the Board of Directors and Membership of the Four Winds Club Inc. was held on October 12, 2019 at the Youth Center.

II. CALL TO ORDER (9:58 am)

Roll Call of Officers - A roll call of officers found the following:

President: Denise Lanier – Present
Vice President: Jon Carbaugh (Temporary)
Secretary: Jason Smith – Present
Zoning: Jon Carbaugh – Present
EPC/Youth Center: Debby Libby – Present
Property: Sherry Hill – Present

III. REVIEW OF AGENDA

Agenda was reviewed by the membership and there was no discussion or requests for changes.

A motion was made and properly seconded to accept the agenda as written. Motion carried.

IV. APPROVAL OF MINUTES

Minutes were distributed and reviewed by the membership. There was no discussion or requests for changes.

A motion was made and properly seconded to accept the minutes as written. Motion carried.

V. REPORTS

President's report

Denise apologized to the membership regarding the unavailability of the Financial Report for September. We did not receive a Financial Report this week but will check with the accountant on its status.

Denise discussed that money is still extremely tight and that we are being cautious about spending. Electric bill was \$28,000 last month and the bill will only continue to rise during the winter months.

Denise talked about the new Membership Committee and introduced Michele Smith and Lisa. She encouraged everyone to become a part of it. We are looking for ideas and solutions.

Maintenance Report

Water issues rise during the winter months such as line breaks or spicket breaks. Richard discussed the need to update bath houses since the toilets and sinks in some cases.

Security Report

Security is going well at the moment with no major issues outside of the norm. Denise discussed the new cards and that we continue to issue new cards. New cards need to be obtained by December 1, 2019 (for access to Four Winds Club).

We also discussed the single visit passes that are limited to 15 visits a year. We are working on new concepts for security such as better logs, etc.

Property Report

Sherry told the membership that lot sales has dropped most likely due to the time of year. Sherry informed everyone that she is more than welcome to work with anyone who wants to sell their lots. Sherry also thanked Debby and the beautification group for cleaning up the lots – it makes Four Winds more appealing to prospective buyers. The more we can do; the better things will become at Four Winds.

Beautification Report

Debby reported that October 26th is the Halloween party and there will be a hayride from 4 to 8 pm. Releases will need to be signed by all due to liability issues. Debby will post the exact schedule closer to the party date.

Debby needs help with replacing shingles on the informational stand outside the Youth Center/Office - Richard volunteered to assist her.

Debby discussed cleaning the lots up and the continued effort to work on them. Her goal is to have 30% of the lots cleaned up by the end of the year. She also discussed actions that we are taking to notify people to clean their lots, charging violation fees, etc. We have received no assistance from the County in getting lots cleaned up. Jon addressed the 150+ letters and the no responses we received back. Denise talked about

getting the Health Department involved and to see if they can help with cleaning up the lots.

EPC

Dumpsters need to be taken care of (Note: There was a temporary lapse in service, but service has been restored.)

VI. OLD BUSINESS

New member cards are being issued. We are checking family passes to ensure that they haven't already been here for 30 days.

Use of propane for heaters will help the electricity bill and reduce our costs.

Texting service will be available to all members soon.

VII. NEW BUSINESS

Insurance review was received and there are changes that we need to make to comply. There are numerous items that need to be removed, changed, repaired, etc. Maintenance is working on these currently.

Health Department provided us a new updated campground standard. Denise is reviewing and will report back to membership.

Diving boards and slides are a huge liability for insurance purposes. Most places don't have them due to the cost of insurance. We must make a decision on whether we are being required to get rid of them or is it an option. And if we do keep them, how much will it cost us for insurance.

VIII. COMMENTS/ANNOUNCEMENTS AND OTHER BUSINESS

Jim Parnell reminded folks to slow down on the roads in the campground. People are driving way too fast.

Playground looks nice since it was painted. We need to move the "Children at Play" sign closer to the playground.

If anyone can suggest a new trash service or a recycling service for the campground, it would be welcome.

Question about live-ins and the rumor regarding doing something about them. Denise stated it is not a rumor. Water officials have informed us that we don't produce enough water for the campground. The state wants us to lower the live ins to 25 essential people. There are a lot of legal ramifications that must be addressed first. Will it happen this year or next year...probably not? But people should realize that it could happen.

Jon addressed the negativity and the rumors being circulated about the BOD and what is true or not. The BOD doesn't get dues for free, they give their time free, and except the people sitting in this room are probably the only people doing anything about making things better around here.

Question was made about collection accounts and the status of receiving money.

IX. ADJOURNMENT

Meeting adjourned at 10:51 am.

Minutes written by Kim Jerrell, Sr. Office Manager