

The Board of Directors/Membership Meeting

Four Winds Campground

April 10, 2021 @ 10:00 a.m.

I. Call to order

Pledge of Allegiance

Roll call of Officers: President Skip Dawson, Vice President & Security Director Wayne Deviers, EPC Debbie Libby, Assistant Treasurer Roxanne Hammond, Secretary Janey George – All PRSENT

II. APPROVAL OF MINUTES

Minutes were distributed and reviewed by the membership. There was no request for changes. A motion was made to properly second and accept the agenda as written. Motion carried.

III. REPORTS of Officers:

President:

- **We have a new vendor the golf cart business. We will make a profit off the vendor if you buy a golf cart. He will be a good fit and will do donations to the club for different events we will be having.**
- **Presidents report we lost a few members this year, Tom Creel and Tim Johnson this year. We would like to change the name to “Creel Miller Center” of the Teen Center. All in favor and motion has been caried. Dedication will be at the May meeting.**
- **Debbie was up for election and was appointed in August 2020. Members meeting for votes will be in August every year. There will be 3 positions open to run for the board. Please get your resumes together for this.**
- **Janey George is new secretary and Roxanne Hammond is assistant treasurer. Trish thank you for the time you spent with being the treasurer.**
- **The campers have entrusted us in making things better. There are a lot of people bashing BOD member Debbie on the Facebook page. Debbie has done a lot for this campground and does not deserve this. Comments being made is that we are greedy. BOD members have given a lot of donations and have helped campers out and do not deserve these comments being made. The donation center needed to be removed from the teen center the teen center is being inspected by the county. The items needed to be removed since they do not belong to the campground. We are looking at setting up a donation center by the restaurant. We are still working on that. It’s a team effort and not one person. Anyone who wants to step up and volunteer please do so. We ask for volunteers and people are not stepping up to volunteer.**
- **One of the big things going on right now we have the appeal with Mr. Android July 2nd with joining lots. We will be working on amending the bi-laws. We cannot have people joining lots it’s in the bi-laws. The only way this place survives is by the dues we receive for the lots. If**

people keep doing that the lots dues will keep going up so we can stay afloat. You lose \$6,000 when someone tries to combine 5 lots to one. We had to hire an attorney to fight this which the attorney fees come out of campground funds. We are going to continue to fight this. This campground cannot survive with this type of stuff going on. Anyone that wants to come to court please do so. This type of stuff is not fair to the other campers that pay their dues for their sites.

Vice President:

- **Security:** We have rules and regulations that some people do not think that they need to follow. The minibike and go carts must go. They were banned 8 years ago. Our insurance will not allow them in this campground. If you have a side by side, you must have insurance on it and you need to bring a copy to the security office \$100k of insurance needs to be on it. Our insurance company states we must get rid of them. We had a hard time getting insurance, but we got it and we got it for half the price as previous years. Please everyone who has the go carts and minibikes they must go we do want to lose our insurance.
- We've had some issues with some employees. One has been released and one has left. It's hard to find people who want to work security. Wayne has been taking time off work to go to the county to get warrants for people. We will ask him not to be armed but he might have to carry a side arm. He can arrest you he has that authority. Wayne recommends the 1st one but we will need to vote on this. We will use him on the weekends not a 40 hour work week. We had an issue the other night someone tried to hit Wayne with the bottle. We had someone almost hit someone with the golf cart. He should've been arrested for DUI but he wasn't. The police do not want to do anything with these people in the campground. If we hire an officer he will go to court and file charges. Anyone who wants to volunteer and wants to work security please see Wayne. **A vote was done and all agreed on doing a contract to hire a special conservators of peace.**
- Please watch your speed, we are starting to get kids back in the park. We worry about kids' safety so watch your speed.

Sales report (Debbie/Wayne/Skip):

- Sales have been going well. We have 8 new members and we possibly have 1 more. We are moving very good; we have gone up on our prices. The lots prices \$2500.00 with no holding tank and more \$ for sites with holding tanks and sewage. Debbie is getting the prices she is asking for. She sold a place in cluster 1 against the fence that we got good money for.
- Debbie wears a lot of hats. Sales prices will be going up because of COVID and people are buying campers at record numbers. People are looking at Four Winds. We will negotiate prices with everyone.
- Debbie needs some help in the memorial garden and needs help with the flags. We have a volunteer for the flags. So please get with Debbie.
- The water has been an ongoing thing with VA department of health. We will get some help with free engineering. We have had some issues with some of the big shots in Richmond with threatening the club. They appointed someone to help us, and we got an engineering company to help us free of charge. They have 17 pages done out of 300 it took 6 hours to get 3 pages done. It is a continuous fight in here. They want us to be a community water service.

We cannot afford that, and they were told we would need some help. This engineering company has helped Port Royal. There are a lot of things that are going on this park and we want to bring those things to everyone's attention. Community water means we would have to drill more wells. They might bring water supply from the other side of the river. They can do up to \$75k in free engineering work, after that he can get other people to donate engineering time.

- A back flow preventive \$5 at the guard shack it goes on your hose. Everyone needs to have one.
- The golf course we are at limbo on this. We are going to try to open 9 holes and mow them down and check the greens. We still own the property it has never been deeded. Wayne will need some help with the golf course with volunteer mowers. We do not want to sink a lot of money in this in case we go to court. We started #1 fairways is cut, Bob will be working on the other fairways. We have people wanting to come in and pay to hit out on the golf course. We will be working one green at a time in getting them finished. The money that we take in will be put in back down at the golf course. It will be open to the public and help bring revenue into the restaurant. The restaurant has been struggling the last few years. This will help the restaurant make some more money. We want to get that back into operation. We need help we are trying to get this campground and running. Wayne is off Wed. Thurs and will be dedicating his time to the golf course.
- We are still working with people on payment arrangements. We had people behind on dues that could not make payment they had their electric turned off. We want people to be able to have electric and have people paying dues.
- We made it that they can afford their payments and have electric. This is income now coming in every month instead of waiting for dues to be due. We are trying to get money back into the campground. Once they break their payment arrangement their payment is arrangement is done and their electric is shut off again. We did 140 shut off for nonpayment and a month ago 30 for nonpayment. We are not going to be doing it if you are not paying your dues then your electric will be cut off. Your dues state you get electric and water you do not pay you don't get those amenities.
- The pool we purchased the repair island, paint, caulking, sand, new/old chairs from a hotel (kudos to Debbie in purchasing them with little money). We need to finish draining the pool and pressure wash. We are on track of opening for Memorial Day weekend. It will be open 7 days a week. We will be checking with the insurance for the slide and the diving board. We are still dealing with some COVID issues.
- The assessment we did collect \$40,690.03 on assessment we spend \$46,826.00. We spent more than we took in. The outside of the teen center has been redone; security gate is getting redone. We got new windows in the security office to save on the propane for heat. The next is getting a new floor in the security office. We have a donation of flooring that is getting donated. Teen center has been painted, the gutters done, the concrete around the teen center was done. They poured a pad at the propane area. We had 100 gallons disappearing out of the gas. Someone was cyphering out the gasoline. We have a fence around it now. We saved money and solved an issue all together. Everything we are doing is in benefit of the club and trying to save money for the club.

- We got another stimulus money we got \$96k that is still in the bank and has not been touched. We are on the plus side of the ledger. Our electric bill is up to date and current.

EPA/Teen Center/Entertainment (Debbie):

- The teen center this summer will be open in May until we close in September, we have a band and a DJ every weekend that is all booked and set up.
- We have a new soft server ice cream machine that has been donated to the club.
- The teen center will stay open later.
- The website will be updated with the bands playing and will be posted along with dates
- Summer crafters for kid's date/time will be updated on the website. Every day that Debbie sets something up it will be same time.
- We will be changing the menu in the teen center.
- We will be having night movies.
- The entertainment for opening weekend 2 pm a magician will be here.
- We will be having t-shirts for sale this year. We made a deal with a shirt company we will be selling t shirts and hats with four winds logo. Debbie will post them on the site. You can preorder the shirt and hat. They will be t shirts, polo shirts and hats.
- The employees will have shirts on with maintenance, restaurant and security. We are wanting to make this look like a professional campground. We have people coming to buy lots and we want to look professional. Kids sizes and adults.
- We are adding a foosball.
- Everyone has been working hard in getting the campground ready for opening season and cleaned up.
- We had 8 cars towed out of here and there are more coming to be pulled out. If you are not registered it will be hauled out. You cannot park a junk car and leave it. We need to have sites cleaned up in order to clean this place up. It is a team effort we all need to work together.

Unfinished Business:

Roads: (Wayne)

- The roads are in desperate need of repair. In cluster 2 the water keeps running we put in a culvert so the road stops rushing away. We have places we need to put pipe under roads. We are going to start working on other roads. We will be getting more done to the roads now the weather is warming up.
- Wayne has been trying to clean up the river so that has taken some time away from the roads. We are working with Virginia paving so when they have millings to get rid of, they will dump down by the golf course. That will not cost the club anything. The club did purchase a roller. Our goal is to make the roads asphalt roads. We bought 80 tons which does not go far. Give us time we are working on the roads. We start then it rains. Areas where water is going across, we are going to put pipe in.

New business:

- If you break something you will be paying for it. If you hit the spicket with your mower and break it or anything you will receive a bill for the repair. We cannot do things for free anymore.
- At some point we will have to go out and buy new electric boxes to replace some of the outdated ones (\$180). The outdated ones we are having issues in finding parts for them.
- We bought a service truck, a dump truck, a roller, a grill and pressure washer bought \$8,500.00.
- Nick is the gentlemen with the golf carts. He will be donating money and time to some of our events. He will be available at events we host at the campground for sales.
- Tonight, at the restaurant is spaghetti night, support the club. Stop taking your own drinks. buy from the club. this supports the club.
- The Fourth of July will be fun!!! Be here!!
- We got a new pizza oven at the campground.
- We have 44 lots we are getting ready for foreclose on. Teresa is working on the judgements and foreclosures. She is doing an awesome job. Debbie will be putting for sale signs on it.
- We have ice this year at security and at the restaurant \$3 a bag. We also have propane.
- We are working on getting dumpsters for spring cleanup. Ms. Jillian has been working on some contracts that we have that have not been paid. She has gotten them paid up. Jillian is waiting on them to send a new contract. We will look at where to put the dumpsters.
- Dump will take tires, but the rim cannot be on the tire.
- Next meeting is Saturday, May 8th.

IV. ADJOURNMENT

Meeting adjourned at 11:15