

## Four Winds Campground

### Members Meeting

11 September 2021

- I. Call to order at 10:20 A.M.
  - A. Remembrance on 9/11/2021
  - B. Pledge of Allegiance
  - C. Welcome Statement
  - D. Roll call of Officers: President Skip Dawson, Vice President/Treasurer/Lot Sales Debbie Libby, EPC Anthony Cyr, Maintenance/Security Director Shawn Sullivan, Asst. Treasurer Roxanne Hammond, Secretary Janey George

- II. APPROVAL OF MINUTES has been approved.

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:

- a) President Skip Dawson: We are getting signs made they are going to say about tampering with the electric boxes. Some members who are getting cut off are hardwiring to their campers. The sign will read they will be fined with \$10K and/or fully prosecuted of the law. The other sign will be that we will be able to search vehicles at our own discession. There is still drugs coming in here and we are getting them out one way or another. September 15<sup>th</sup> we are going to start cutting electric off for non-payers. We are also going to cut off guest passes for the nonpaying members. Since Shawn has taken over maintenance he has been rocking and rolling doing a great job. Skip is here for the club but cannot do everything.
- b) Vice President/Lot Sales/Asst Treasurer Debby Libby: Property sales report we have 7 new members, 4 pending and 2 showings tomorrow. We need help cleaning up the lots so we can sell them and make some more \$ to the club.
- c) EPA Anthony Cyr: We have been issuing violations. We are trying to make lots that Four Winds owns to make them more presentable to sell. We will be doing on-site inspections over the winter months.
- d) Maintenance/Security Shawn Sullivan: We have some people that are going to let us put some cameras up along the fence. If you see something say something. If there is an issue with your lot or call the guard gate to fill out a work order. Nothing gets done by a phone call but on a work order. We need paper trail of all work orders. Don't call Dave, Rolland or Skip. Call the security shack. We have stacks of work orders getting done. The guys work 7-330 we will not be working the guys to death. The guy on call then takes over, if they can't get it

taken care of within an hour, we will get you temporarily fixed until the business day. Rolland and Dave have been both stepping up to the plate. We are going to get the outgoing gate fixed for scanning your cards. If you go out, please scan your card. If you don't scan your card, it looks like you are still here and could be charged overstays.

- e) Secretary: Janey George
- f) Asst. Treasurer: Roxanne Hammond
- g) Kips Benefit Dinner: Kipp is battling leukemia we raised \$2728.00 for him. We came together for a member of this club. This showed so much love for its member this was everyone and we came together as a whole. We need to come together as a whole. It was awesome!!!

#### IV. COMMENTS / ANNOUNCEMENTS AND OTHER BUSINESS

- a) Water Commission: We are still getting the questionnaires in that they are asking us to get the members to mark. We have a whole stack of them that we are going to turn them in. We did get a complete application of 25 pages for assistance that we are working on. They say we might be able to get \$35k for engineering assistance. We received an email this week from our attorney that was questioning why she's getting an invoice for 2 lots when she turned them in to 1 lot. When you buy lots here you owe per lot. I'll be writing a letter and giving people 15 days to get caught up that have combined lots and have not paid for all the lots they own.
- b) Golf Course: We are still moving forward with the golf course. We don't want to lose anything that Wayne started with the golf course. Bob and Skip talked about what is the best approach to the greens. There is a sand place in NJ that we can get green sand \$1.35 SQ FT. Depending on the weather they will still be cutting sand.
- c) Interim Area: We are going to get some help in this area. Shawn has some quotes that we'll be looking at.

- V. OWNERS FORUM: Thanking Tom the Pool Boy for coming down and playing every Friday night. Going down to the river there used to be a sign one way down one way back. We need to replace the signs. Shawn will take care of that. What is the process and procedure of the letters to clean up their lots. They have 20 days to clean up their lots on whatever the issue is. If they don't comply then a 2<sup>nd</sup> notice goes out with a fine of \$50 then they have 20 days if they don't take care of it, they are brought before the board and they lose their membership rights for up to 90 days. WE can send maintenance to their lot and charge them for the clean up of their lot. Then 40 days maintenance will come on the lot and clean. Our hourly rate is \$85 per person per hour. Help members out and volunteer to help clean up their place. Talk to your neighbors and see if they need help or not. There could be issues they have you don't know. We will get posted the fees and is in the bylaws. WE are trying to follow the bylaws. . They want \$8-10K to foreclose on lots. We are looking for a law company that will charge less. We can put a lien on properties, but we are waiting on an answer from the attorneys. Our hands are tied and when we have people that don't care it's hard to get help from the county. The girls in the office are doing a great job for this campground. We are missing a lot of missing applications for members here. If you are not on the deed you are not a member. We are working on the guess passes in changes. The water form is due this month. Do we own

the interim property: We don't but we have the rights to use the property by the current owner. They requested that we remove the dumpsters, and they wanted the horseshoe pits removed. Do we do credit checks or background checks on the people in the interim: No but if we have trouble, we escort them out of here. Look around your lots we have some water leaks the maintenance team has been trying to find them all. The leaks show up as usage but they are leaks. Please report water you see out on the grounds so we can get that stopped.

VI. **NEW BUSINESS:** We have some new board members. Anthony is the new EPC guy. If you have any complaints, he is who you can talk to. Shawn Sullivan is the acting security director and maintenance director. Roxanne is back into office along with Janey George and Debby Libby. Skip is still in with 2 more years. We welcome all the board members. The pool will be closing the 19<sup>th</sup> of September. The weekends the pool was packed with members which was great to see. We had a great summer with a band every weekend. The restaurant did fantastic. We are closing the restaurant on Monday's unless it's a holiday then it will be closed on Tuesday. We are trying to cut down some labor costs. The restaurant has been self-sustaining. We've had a lot of good employees over the summer in the restaurant. We are waiting on the permit for the slot machines. We should have the permit by October 1<sup>st</sup>. We are putting off the golf cart for now we have other issues that need to come first with bylaw changes. Borrowed Times will be for Halloween, we are going to decorate the entrance for Halloween. We are planning a haunted house in the teen center. We are working on the old hay wagon to get that up and going for hayrides. Christmas time we will have a party and Santa will be there. Skip has tasked Janey with a decorating committee that will also be in charge of putting the flags out.

VII. **ADJOURNMENT**

a) Next Meeting is scheduled for Saturday, October 9, 2021 at 10 am.

Meeting adjourned at 10:56 am.