

MINUTES OF THE BOARD OF DIRECTORS/MEMBERSHIP MEETING

SATURDAY OCTOBER 10, 2020

- I. A monthly meeting of the Board of Directors and Membership at Four Winds Club Inc. was held on October 10, 2020 at the Youth Center.

**II. CALL TO THE ORDER (10:00 am)**

A roll call of the officers found the following:

President: Skip Dawson – Present

Vice President/Security Director: Wayne Deviers – Present

Secretary/Treasurer: Trish Mussleman – Present

Property: Tom Creel – Present

EPC/Youth Center: Debby Libby – Present

**III. REVIEW OF AGENDA**

Agenda was reviewed by the membership and there was no discussion or request of changes.

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

**IV. APPROVAL OF MINUTES**

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

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

**V. Reports**

Presidents Report

Overstay Fee and 4<sup>th</sup> quarter dues are late but going out this week.

All employees have signed a non-disclosure form and should not be posting information on social media.

Restaurant will be closed on Thursday nights. They will be open Friday, Saturday, and Sunday.

Combined lots – There will not be any lots combined for financial purposes. Lots can only be combined through the courts for the purpose of camper position (across the lot line, if the camper will not fit any other way). Already discussed with Kevin Whiteman and the courts.

#### Secretary/Treasurer

We had a tax levy from the IRS put on our operational account in the amount of \$24136.91 from 2018. And a 2<sup>nd</sup> tax levy in the amount of \$2719 from the IRS placed on all our accounts. All accounts were frozen. The BOD had to notify all employees that there was no money in payroll. A letter was hand delivered to all departments and managers. Employees volunteered to work. Three days later installment plan has been set and accounts released. The entire BOD was onsite everyday to keep Four Winds open.

Additional lawsuits, service contracts on the water tower.

Still working on Audit.

State Corporation is reinstated. All accounts are set up correctly. Taxes are filed correctly for 2019 and 2020.

#### Vice President/Security Director

Drug activity has decreased.

If you are not current on your dues, have a payment plan that you in compliance with then you will not be able to drive on Four Winds roads. We will be sending out notices 11/01/2020.

Trying to reduce not tagged or registered vehicles.

Security has stepped up. Narcotics dogs were in here and will be back periodically.

#### Property

We have quite a few new members.

Waiting on approvals and background checks to be done on all New Member Applications.

For private sales – everyone needs to have a New Membership Application processed before the purchase of any lots.

#### EPC/Youth Center

Halloween party will be on October 31, 2020 at the teen center and the restaurant. Contest for best homemade costume and best store-bought costume.

Effective 01/01/2021 all pets must have an updated Rabies vaccination and shot records. Copies must be provided to the office for each pet (members and visitors). A \$10.00 a year fee per pet will be required.

Any members using BSI lots and not maintaining them need to vacate.

Any buildings not on your property need to be moved immediately.

Need building permits to build.

You must park on your own lot, not on other lots.

Property signs must be posted. This is state implemented for 911 purposes.

Generators are for emergency only.

Special Assessment has not been done in 2 years. We are continually putting money in the roads, bath houses, water tower inspection, and the pool needs serious repairs. Voted on \$100.00 per lot. Passed.