

The Four Winds Club, Inc.

The Board of Directors/Membership Meeting

July 10, 2021 10:00 a.m.

Location: Teen Center

- I. Call to Order**
 - A. The pledge of Allegiance**
 - B. Welcome Statement**
Bowing and prayer for Kip
 - C. Roll Call of Officers:**
 - President- Skip Dawson, Vice President/Security Director –Wayne Deviers,**
 - Assistant Treasurer – Roxanne Hammond, Secretary – Janey George,**
 - Treasurer/EPC/Sales/Teen Center – Debby Libby**

Introduction to Theresa she works in the office.

II. APPROVAL OF MINUTES: Approved and voted on for May and June Minutes – Approved

III. By-Law Changes: We are postponing the vote on the side by sides and the golf carts.

There was some confusion on the proxy's so it will be postponed to either August or September. We will talk more on that in the meeting. Make sure your addresses and phone numbers are correct in the office. We get a lot of returned mail due to incorrect addresses on file. We need correct phone numbers listed for emergency issues. We have had a lot of people complaining, be a part of the solution and come to the BOD. This is a nonpaying job as a BOD member. We have a lot of other vehicles like Farm Use only in the campground these also need addressed with others. No set limit on the insurance amount of \$100k. The problem with the Farm Use that the fines come out of their \$900. We are having issues trying to get volunteers. Nobody wants to volunteer or have the time to show up. Step up and volunteer if you have some time. We would like to see more members show up to the meetings. We must work together to bring the club back.

IV. REPORTS

A. Presidents Report: The combining lots was passed 80-6 voted against combining lots. We won the appeal the statues of limitation ran out. The judge heard everything the judge stated when you buy a lot or multiple lot. You agreed to the bylaws and the convenance and you will pay lot dues on each lot that you own. She brought to the attention of everyone in the court room that you agreed to pay lot dues on each lot. If you bought a lot that was already combined, then you need to go back after the old owner. Everyone mentioned one name that okayed to combine lot. That person did not have an authority to do that. There is 800+ lots in this campground. We are still finding lots that joined their lots together. Jon Carbaugh: spoke about accusations being said about him. I tried to do everything in my power to clear my name and I tried to clear my name. If someone bad mouths someone you need to walk them out of the meeting. Someone keeps trying to get others to combine their lots and we need to get it under control.

The dues are paid per lot in deed per lot the building left you do that. You have one lot, but you still have two lots to pay for. If the campground lost it would cost the campground more money than what the lawyer cost. The Fourth of July we had an outstanding turnout we had a big fireworks display thank you Wayne to security director. The club made some money for the Fourth of July. Thank you for all that was involved in making it a great Fourth.

- B. **Security Report:** We have several members that we would like not here anymore. We want to look at revoking membership and need to look through the bylaws. The attorney will probably cost us a fortune and we will probably have a proxy vote to get out of here from the complaints list. We have one person with 3 folders of violations. We have trespassing reports on, we have one we are waiting for the police to come pick them up. We have a couple that was beating on someone's vehicle that security was trying to find all night. You can't threaten the security offices and get a way with that. The police won't even come here and even our security officer can't get them to show up. I spoke with Major Moser because of insider information that someone is letting the person know before the police get here. Jon Carbaugh: Most of the downfall I see going on is a lot of abating and harboring these individuals. The generators that are running is doing them illegally.
- C. **Maintenance:** Wayne oversees Maintenance too and wears plenty of hats. Nonpayment electric cut offs are coming. Wayne's team once they get their list will be out cutting off water/electric.
- D. **Property Sales Report (Debby):** I have people calling but then not showing up. We are selling but are a little slack right now. Some notes still need cleared out.
- E. **Beautification Committee Report/EPDC (Debby):** We are going to start towing out the unregistered vehicles out of here. We will start cleaning out and towing. The guy who was coming in towing his lot area is filled up and once he has more space he will be pulling more out. People are starting to clean up their lots we do have someone who does come in and pulls out some trailers. We have one being torn down and he might tear down some more for us if he is interested in it. Anyone who wants to volunteer to help do some clean up. We need to clean up around the little pond. We got a bucket truck to cut down some of these dead trees or branches that need cut down on your lot. We can rent it out with an operator. Everything that has been purchased since we've been in office, we have made use out of it. The roller Skip talked to someone about dropping millies off here free of charge so that will help the roads here in the campground.

V. **COMMENTS/ANNOUNCEMENTS AND OTHER BUSINESS**

- A. **Payment Arrangements:**
- B. **Water Commission:** You will get a sheet to fill out from the water department to fill out it will be included in the vote proxy next month.
- C. **Golf Course:** The golf course is 95% ready to open, just need some flag holes. The grass is cut. We need some people to work in the restaurant when the golf course opens. We are still fighting the fight on the golf course. He wasn't in his right to sue us the agreement was made between Four Winds and Denny Sr. and not Denny Jr. We are letting the attorney's handle the bylaws change the paralegal is handling it which

charges \$125 an hour vs. the attorney who costs more. Golf course is free right now so play, starting next week it will be charged \$10. If you own a regular golf cart you can use it on the course if you have regular golf cart wheels. Wayne is looking into a company to sell golf carts. The rules and regulations will stay to what they were before. The golf course will be open to the public. The front 9 wholes is open Wayne will work on getting a map. You will see what has been cut if you ride around. You have an outside 9 holes and inside 9 holes. The greens must be back to 100% that is not playable. Please be careful there are a lot of snakes out right now.

- D. Interim Area: We've done a lot of cleaning of trees and cleaning up that area. We took a lot of dead trees out and smaller trees to get campers in. We are going to get with REC to try to get a new service just to feed that area with electric. Some of the 50 amps were blowing their breakers to run both their ACs. We don't have enough power to supply the power. We have a few that are working on the Amazon building that is doing the electric, so they have helped us out as we needed it down there. We have a display board that Skip has been working on so we can know where we can put a camper out. We have 40 spots now down there. This is a money maker for the club they spend money in on the nights and in the restaurant. They pay \$900 a month the ones that are here working on construction. It is not our property we maintain it and we keep the upkeep on it. Skip made a deal to purchase some yellow gas line pipe 6" to use as dividers for each space so they know their lot area space. This winter we are going to put new sewer and water through that whole area so we can charge maximum amount down there. Two guys from REC helped us out greatly over the Fourth weekend in having power there. We had 12 people down there, we do have tents come there too. No more cars or sleeping in hammocks down there you must have a tent or camper.

Old Business: Thank you for everyone for their help with the Fourth of July. We need volunteers to help stuff envelopes for the proxies for August election. Any help is greatly appreciated.

VI. OWNERS FORUM:

Shawn Sullivan: Fourth was one of the best holidays for as long as he can remember. Thank you all for what you do.

Wayne: Elections are next month, you have to be involved in BOD with this campground. You can't just be a BOD and not be involved. IF you plan on running you need to put time and effort in.

Skip: Jilian gave up her time to sit with Shawn with the BBQ pig. She doesn't even have a lot in here and has volunteered her time. Jilian is going to be leaving us due to the lumber shortage.

VII. NEW BUSINESS:

- A. Recognize Bud and Donna Jackson they've been members here that came up from Florida they will be here for a while. They travel from one campground to another and give a lot of good ideas from other campgrounds.

- B. We are still looking for help in the restaurant
 - C. RC tonight at the restaurant
 - D. Adult swim with the Jaws movie and a kids movie inside the Creel Miller Center
 - E. The meeting in August will be a little bit longer for the election. We will wait until September for the vote on the golf carts/side by sides.
 - F. Meeting today for the bylaws committee at 4 pm at the office.
 - G. To run for BOD you must be up to date on payments if you are making payments you cannot run for the BOD.
- VIII. Re-ADJOURNMENT: meeting adjourned at
- A. Next meeting is scheduled for Saturday, at 11:20 a.m.