

Four Winds Campground

Members Meeting

09 October 2021

- I. **Call to order at 10:20 A.M.**
 - A. **Pledge of Allegiance**
 - B. **Welcome Statement**
 - C. **Roll call of Officers: President Skip Dawson, Vice President/Treasurer/Lot Sales Debbie Libby, EPC Anthony Cyr Absent, Maintenance Director Shawn Sullivan, NEW Security Director Dan Brady, 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: Be aware this was brought to my attention we still have COVID it is real, and it is out there. A few people in the park have had COVID and they've been out in the park. If you, have it get quarantine. If you are coming down sick stay in if you must go out wear a mask. Our permits are in for the slot machines. The room is getting set up for the slot machines. The room is leased from us for \$1k Riva's rescue. They rescue cats and dogs. We need to get the cats in here spayed and neutered again in here. Riva's is a no kill association; they are the only nonprofit organization in the state of VA that has approval for these slot machines that can get approval. It will be evaluated after 90 days if it's not profitable. It will help our revenue in take at the restaurant and the campground. We are checking on seeing how many days of the week we need to be opened for. To be able to go in the room to play we will have a membership card made up. There will be a sign-up table going into the room. You have to be a member of Riva's rescue to go in. There will be a \$10 charge for membership. The golfers can sign up also for the slot machines. We have several people that come in and play golf. The public can come in and be a member to play the slots they can only come in through the golf gate. Members that are not in good standing with Four Winds cannot go in. If they are on a payment plan they cannot go in either. Four Winds will be running it the person working in the restaurant will be selling the member ships and doing the payouts. We will need two people working the restaurant. If a Four Winds member becomes delinquent with dues there will be a list of names and we can take their cards from them. The restaurant is open 10-11 or midnight for bands on Friday and Saturday nights. We are hoping by the end of the week the room will be open. Four Winds takes the money and makes the deposit. We are leasing it but we are also in charge of them. They take care of the**

maintenance of the machines. ABC has no control over the machines because this is a whole other entity. You are probably a little safer here this morning. Chris Smith re-wired all the breakers we had major issues with the electric. Chris is a licensed electrician and a member he took care of this at costs for the club and did a good job. We hired a new person on maintenance Scott Thompson he's been working with Rolland. Scott is a finished carpenter, so Rolland does the painting and Scott went in to do the finishing touches. The maintenance department is doing really good. We seldom get people saying that they are doing a great job. When you file a report put it a sealed in an envelope and it goes in the safe. These will go to the security director. If you see something say something. Skip is one person and cannot do everything. Shawn has corn hole tournaments on Friday nights and Pool Boy Tom is playing down there for them for entertainment free of charge, thank you Tom. The tournament wouldn't be what it is without Tom.. thank you from Shawn. Tom will be playing tonight and tonight we will actually be paying him.

- b) Vice President/Lot Sales/Asst Treasurer Debby Libby: Fenagling a few deals right now. Debby is getting people to pay the taxes so we can get the lot dues. The sales are going well but have slowed down but has people calling and coming in all the time. This site app will help us tremendously. We need help and volunteers to clean up around the small pond to make it look nice and attractive. A member who donated the TVs and the service he agreed to give us the password for the games. Thank you Tom Pool Boy for playing. We can charge an admission to pay for the games on the PPV.
- c) EPA Anthony Cyr: N/A
- d) Maintenance/Security Shawn Sullivan:
- Security Report: We had an issue with someone being on someone else's lot. Shawn called the sheriffs office he was told he needed a picture date/time stamp and have the owner's permission to have charges filed. If you know someone who is not supposed to be on someone's property take a picture with date/time. We need evidence and proof to go to the sheriff's department. We will go to the magistrate they are off their lot, etc. The sheriff's department needs to see and know we are serious in cleaning up in here. We no longer have the security in here because they had no power to arrest or take them to the magistrate. So, we left that contract go because they cannot do the things, they said they could. We can do the same thing that they can do. When their presence was in here in did make a world of difference. Our money did not get wasted it did mellow this place out. In the summertime we will look for other security companies for the summer. The ones we are looking at can do the arrests.
 - Maintenance Report: The backhoe is back up and running we are going to start giving out estimates on the sewer hook ups. They will access who can get on the sewer and who cannot because of the way the sewer was ran. If you are riding down a road and see where the road needs grated, or trees/bushes need cut back. Please put in a work order for that or call. We have been working on the back side of the dam in trimming that up and getting it cleaned up. We are going to start working and cleaning up the river. Put the blank work order on the web pages so people can print them off. You can call and place a work order. There are priority levels now for work orders.

e) **New BOD member and Security Director:** Dan Brady was appointed by Skip as the new security director, and he accepted. Dan worked in the guard shack for a year and has seen a lot going on here. Dan is a stickler for rules and wants them followed. Approach me with a problem I will listen to you. If you have a complaint, you must go and file a complaint and sign it. I don't want that person's name filing the complaint getting out there. If we go to court, you'll have to release your name. In minor complaints they should not have to have their name released. The speeding through the campground is ridiculous and I have no problem issuing tickets. A radar gun you must have a certification to use them at the campground. If you make a mistake own your mistake and learn from your mistakes. Dan also served as a Marine.

f) **Secretary Janey George**

g) **Asst. Treasurer Roxanne Hammond**

IV. COMMENTS / ANNOUNCEMENTS AND OTHER BUSINESS

a) **Water Commission:** We received an email two days ago we got engineers assigned to us. They are free of charge they will access what we need to get done. IT's an engineering assistance program community engineering core out of Colorado. We will see how much they can contribute to our problems here. We were verbally told that VDH through Richmond we were approved for \$35k. We fought for this and finally are getting something done. They'll get a hold of Jay in a few months. VDH has been on us and right now we can't do anymore until the engineers come in.

b) **Golf Course:** The golfers have slowed down due to bad weather. We keep getting calls everyday if the golf course is playable. Still looking for some golf carts.

c) **Interim Area:** With the new maintenance crew we are going to try to get the other area lined out in the other interim area. We are going to work on the electric and water and get that in place. We have two more people that are coming for long term, but we are losing one next week. We have a guy coming in from Oregon that wants a place for 1-2 years to park his camper. Once we get it the way we want it, it will be good money for us. We have negotiable rates. There are a lot of projects coming into our area like the big hospitals, Amazon, etc. We are looking into renting out sites that Four Winds owns. We were asked by our bylaws committee if we can lease lots. We might be able to lease some lots, but we will need to check with the county. They used to lease lots in the 80's. We need to see what our permit allows and insurance company says. We don't want to have to re-zone like we are a community. The person we need to talk to has not been returning our phone calls.

V. **OWNERS FORUM:** We are going to have a community garden on the right side coming into the campground. If you want to plant vegetables or fruit trees, come help. We need help with decorating the teen center for Halloween. All our bills are paid in full. When we took over we were in a bad mess. We have insurance that we were supposed to have. Once we check with the county and insurance about leasing we'll know more on that.

VI. **NEW BUSINESS:** Donna Jackson will be the administrator of the campers app. Right now, there are several different things on the campers app. The camper's app that is free and

downloadable to your phone it will allow us to get all the information to you in one centralized page. We will be leaving the Facebook group to just that and have everything in one place. We will be able to have all the hours, contact info, posted updates for notifications on outages, etc. This will push notifications to your phones, activities, when dues are due, golf court, specials in the restaurant, events, etc. Donna is hoping to have it up and running in the next few days and will have a flyer that can be handed at the guard shack with information and how to sign up. We have a 30-day trial period if it works, we will keep it. It will be available to the public. It will help bring more business to the campground. It will be a one stop shop. Online invoicing, we are trying to get every member's email address to bill that way vs. having to mail out bills. It will have a link to pay your dues online. This will make everything easier if you want us to mail you the invoice, but mailing takes 6-8 weeks to get your billing. We do not charge fees for credit card payments. We currently go through the quick books process, and we don't get charged a fee. Going through this new online process it saves the campground money. Jilian spent a lot of time on this with our accountant and went through the whole process. We are set up for automatic billing and we no longer will have to manually do everything. We want to do several bylaw changes at one time because it's costly for our attorney fees. Winterizing your campground for winter there are certain things you need to do to your camper. Please be prepared for winter. Thank you for helping Skip We hope to have a New Years party. Halloween restaurant special baked and bbq chicken. Jilian's husbands grandmother passed away and the campground sent flowers. During winters months the restaurant will try buffets on Saturday nights. Sunday morning buffets will continue all winter. We have a good crew with office, security, maintenance and restaurant.

VII. ADJOURNMENT

- a) Next Meeting is scheduled for Saturday, November 13, 2021, at 10 am.

Meeting adjourned at 11:42 am.