

Four Winds Campground

Members Meeting

12 March 2022

- I. Call to order at 10 a.m.
 - A. Pledge of Allegiance
 - B. Welcome Statement
 - C. Roll call of Officers and BOD: President Skip Dawson, Vice President Wayne Deviers, Treasurer/Lot Sales Debbie Libby, EPC Anthony Cyr-Approved Absence, Maintenance/Security Director Dan Brady, Entertainment Director Shawn Sullivan, Secretary Janey George & Asst. Treasurer Roxanne Hammond-Approved Absence.

- II. APPROVAL OF MINUTES on November 13, 2021 meeting 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) Presidents report - Skip Dawson: For those that haven't been around over the winter it's been a catastrophic with the winter storms we are still cleaning up. We rented a chipper trying to chip up some of these limbs, we tried to get it cleaned up so people could get around. We had roads blocked off because of the limbs and trees. There were a lot of volunteers that helped clean up. If this is your first time here and need help cleaning up the limbs trees talk to security or Dan in getting the stuff down to get burned. The pit is full right now. We had trees coming down on the water risers and we were without power for 4-5 days and many water breaks. We are very slowly coming back to life at the campground. We are having meaningless postings on social media on how bad the board is doing here. Skip had an arsonist here that set his shed on fire it's still an ongoing investigation. There is evidence that is being tested and they have fingerprints on things. Some of the suspects have fled and cannot be found. There might be a few other suspects involved in this that will be prosecuted it takes a sick person to start a fire. We opened up the teen center over the storm to help out and had a lot of volunteers to cook food for people. We had places they could come in and sleep at the teen center since we had no heat. We lost the office manager and Teresa is here on a part time basis. Skip wants to thank Nancy for volunteering to come in and help out. She's been doing a lot of work for things we have to get done on paperwork and calling people. The bills are paid, the electric bill is paid in full. We just got the new electric bill which has gone down. We paid \$33,800 for electric, the new bill is \$23K plus dollars this in one month. The difference in the lower temperatures may have helped. We appreciate everyone being up to date on the dues and helping out. We had AWWA engineers in here for

the water Jay is going to speak more on this. This was donated/volunteer time. We are moving forward with that. We are in the middle of updating the rules and regulations. We need to get some of these issues resolved. Question if it's going out for discussion with the members. We are going to hold all questions for the open forum at the end. We want to give thanks to Darren Costitine thank you for all the computer help. We have a lot help and at times they go unrecongnized. The pump out costs are going up to \$100 we are having more expenses on the pump truck to keep it going and the rise of fuel costs. Another reason when our truck is broke down we have to call Joe Wheeler he charges \$100 if he has to pump you place and take it out of here it costs \$300. We lost some money when the truck was down. Also we are in the middle of talking to another law firm that deals with foreclosure and delinquent accounts. This law firm does all Indian Acres work. We want to put them on a retainer. They'll come to an open forum once a year and explain once a year what we can do and what we cannot do. We have so many delinquent accounts that it's ridiculous. Wayne is going to talk about some issues that came up with the state/county. We have been fighting in getting some of the people out of here that have been delinquent.

- b) **Security & Maintenance Report - Dan Brady:** It's an ongoing struggle with the card issue. When everyone joined here you all were given a set of rules. We have people who refuse to scan their cards in and out. Why is it a constant struggle to not have your card with you? If there is an emergency 911 first then the guard shack to assist the emergency team coming in so they can help them get to where they need to go. Maintenance report: We do have all the trucks up and running which is a good thing. The tree damage from the storm we are going to continue to get to it. The pump truck is up and running that was a nightmare. We are also dealing with not gaining water. Please bay attention to any leaks on your property. We found water running out of a camper that was deliberty done. This is all added expense to this club. Our well only puts out 20-40 gallons a minute. If there is no leak the tower will fill. The hose bin has been laying down flat over by Kenny/Lisa's lot it's laying over bent it might be broken. Check your neighbors and listen and look for any water leaks. That way we can shut it off and notify them.
- c) **Property Lot Sales & Leasing Property Report - Debby Libby:** We are going to start leasing lots but we will still sell some lots too. We have a lot of interest in leasing. Some of these delapited lots Debby is contacting them to get written permission to get rid of them. We have a lot of lots in cluster 4 that going through deeds finding we own them that we will be leasing. Sometimes you have to go back to 1972 through deeds to find out who owns them. There are a lot of places that are leasing lots, we get people that we thing will be good people that will pay there dues then they don't. We get problem people in but by leasing we get more money and can get rid of them easier. We got approval from the county. We are discussing a definite answer on the monthly leasing price. We maintain the property in mowing and pumping out.
- d) **EPC/Beautification Committee Report - Anthony Cyr:** Absent.. On 2/9/2022 we had the presence of Kevin Whiteman who is a head of the county and zoning. We rode around to a few places there are 6 places that he is getting county money to tear down 6 places where these members were asked to get their place up to code. They failed to do that. He is sending

letters out to those people. There is a lot of BIS lots the county has paid the taxes on 2 of those lots, we are trying to buy those back from the county. If the county obtains more than 2/3 membership they can do what they want. They would have majority of the votes and we would no longer have control. There is 600 + lots in default of taxes. BIS was trying to buy up lots to do timeshare not sure how the whole thing went. He is big on the 180 night stay, the county is quietly working on shutting us down. He is enforcing us to 180 nights, we were allowed 24 employees permission to go over the 180 nights. We pay taxes in caroline county we should have the response for 911 etc. they don't think we pay enough here. Kevin is concerned if the next board will continue doing what we are doing, we couldn't answer that. He is going to look into the water and work with Julie on the water stuff. He is willing to work with Four Winds as a campground and not a community. He is going to his superiors and see what and if they are willing to work with us or wanting to shut us down. They are busy and tied up but we are waiting to hear back from Kevin.

IV. COMMENTS / ANNOUNCEMENTS AND OTHER BUSINESS

- a) **Water Commission – C E Corps:** Jay, we've been working with Julie Floyd from Dept of health. This is for us and the next generation of board members. That way they will know how to treat our well, our emergency back up, where all the wells are located at. We did 2/24 we had a group of woman that flew in from all over that did a pulimarnary report that looked at our infrastructure to see what we need and how to satisfy the county. We have \$130k to work on it and we are looking at \$100k towards construction. It's all moving along pretty good Nancy has been helping put stuff in the computer. Next week we have to hire a regular engineer to get proposals. I'll keep you informed in the next meeting. They are putting a game plan together what needs to be done. Because they gave us funding we have to put an add in the paper, you have to be a Virginia engineer to bid on it. It's going to take a while to put the business plan together. It's a continuous issue we will be going through. The water lines have not been updated since 1972 along with the electrical. There is a lot of infrastructure grants that we are looking into. The sewage plant is another area. It's cheaper to upgrade than to fix what we have.
- b) **Golf Course:** The storm damage we have about 3 weeks and 5 guys moving trees, branches, limbs, etc. The majority of what you see in the burn pit is from the golf course. We've gotten prices in planting new grass seeds on the greens we are looking at \$4800+ 20x20 are so we can play and put. We will plant grass on the rest of it. We are going to cut the greens down to try to get the crab grass. We need to control the crab grass. We got costs on golf carts we can have them by middle of April We are still negotiating. We are going to go lithium golf carts after 5 years we can buy them for \$1. The last golf carts we had 53 we were paying almost \$9k a month. We will be paying less but getting less carts to start of having 20 carts. There was roughly 15k golfers that came through a year here. Once Wayne finds out more about the money situation he'll let us know.
- c) **Interim Area:** We bought some pipe to cut in half and attach to the ground to organize how the campers come in. This way we can number the sites so there would be no confusion when they go to their site. We were hoping to run new electric, we got some metering sockets that we are hoping to install. We haven't had the manpower to touch any of that yet with the

clean up from the weather. We get calls just about everyday from people wanting to come in to camp for overnights. We lost some of our monthly's we had in there. We need to get the interim in order. Dan works continuously he drives around all hours of the night. Thank you Dan!

V. NEW BUSINESS:

- a) **Upcoming Summer Events:** This summer we are going to try to make summer for the kids as well. We have bands, tonight we have DJ Jason who is going to play for us, green beer and a St Pattys day dinner special. The bake sale we have going on Cheryl is one of our hardest workers and has put her heart and sole into this place. She needs help with her bills and gas. We are going to have another bake sale on April 16th, we have a golf cart to raffle off drawing will be 5/28 pick up tickets guard shack, restaurant, or office, basket raffles. We will be having a lot of things on 4/16 kids corn hole, prayer, egg hunt, coloring eggs. We have a lot of plans for the kids. We will be doing corn hole for the adults and DJ. There is a campers APP that is strictly the club. There is no charge to download in your phone. We have awesome bands coming we are going to get a blue grass bands. We are going to work on getting horseshoe pits and getting rid of the white building for the pits. We are coming up with some competition games for this summer kid and adult friendly. We have a committee that if you want to join or give ideas please let Shawn know. Everybody can put their ideas together. We want to have a memorable summer. We have a lot of great plans this summer.
- b) **Benefit for Cheryl L. Phillips, Four Winds (maintenance employee):** These are fund raisers for Cheryl that she has a lot of doctors appointments and we want to make sure her bills do not overwhelm her.
- c) **Restaurant Gift Certificates** will be available to purchase as soon as we have them printed out. They will be available at the restaurant to purchase.
- d) **Slot machines** are back up and running. We had to sign a new contract they received their final approval. They've been playing out a lot of money. We are leasing the room to them but it's on a percentage. We are making money on the slots, every week we get a profit off the machine. We have not take a loss out of that room. It's gone up every week from \$300 to \$500 this summer we could be making a few thousand. This is money we didn't have before.
- e) **Saturday night special** corn beef and cabbage, sheppards pie, green beer and DJ Jason. This will be the same menu on Thursday for St Pattys day. We have a Sunday's breakfast buffet every Sunday (9.99 6.99 4.99 prices). Come down and join us for breakfast on Sundays.

VI. OWNERS FORUM (Each Owner/Member will be given 2 minutes to speak, in good standing membership, Sign In & speak at the podium: This is something new you can address what you want to address and who you want to address it to. If we can answer it we will if not we will get back to you. We have Captain Stacey here he's here to keep the peace. Thank you Captain Stacey for coming in today.

Darren Costitine infrastructure for the golf course and advertising. Is curious what is wrong with the water. What are the positions of the employees that are allowed to stay.

Golf course: Advertisement we have a lot of people that call every single day, it's going to go into an advertisement that they supply, the word of mouth from Four Winds is tremendous, people can't wait for it to open back up. We will advertise golf tournaments that we will have once a month we have a guy that will be doing that. Wayne will be going around to the different clubs and getting some tournaments in here. It's a lot of labor in the golf course we are spending money in. The money coming to do the golf course it's a good bet that the golf course will put money up to the top of the hill. It was putting close to \$300k a year to help the campground pay bills. That is our goal that we are making money everyday. There is a lot of things in revenue that we are looking for. The golf course we get people to come in they also spend money at the restaurant and the slots. The infrastructure is going to be funded through the grants that we are getting through the state. We might have some grants come in next year. The grant from the state is going to cover the wells. Right now our permit runs out next year that we have to bring that well up to a state level. We need 50 gallons of water a minute if we bring up. There is a fear of running out of water, we have been on a 4 year permit so we can run the water we need. They are eager to work with us and we think we will be okay. I will offer my services. This has been a known problem for many years. We have to remember we have new members and to share out news a little better to people that new members coming in so they know and better communication. There are real issues and Darren is volunteering to help. The positions that received the letters it has to do with all the employees, we can have 24 full timers plus the board members. We only have 22 employees. The question is the positions. If we had 50 employees but we only have 22 employees we would have to do things differently in who gets the letter(s).

John Carbaugh If the county has an agenda if there is 500 lots we are in deep crap. John is interested in buying BIS lot but doesn't want to accrue lot dues. Entertain people who pay their dues to keep that lot BIS lots that impact many folks here. We can flip lots, lease lots etc. If we are in the dire straights some don't have water or electric. We don't need to accrue more and more. If the county is going to buy a lot it needs to be dues applied to them. Give the good members a chance to buy BIS lots to save them from being owned by the county.

It's going to be the lawyers job to research this. We wouldn't have any idea about the county owning two lots if Kevin hadn't told us.

Glen I've seen no money put into the roads, I'm tired of inconsiderate people pick up the dust. If we can find money to dump into the golf course why can't we put millings down to the restaurant. Wayne has checked into millings \$250 delivered to Fredericksburg. They wanted another \$100 because we are 8-10 miles. A lot of the plants are not accepting millings anymore. Skip and Wayne offered them they could dump here for free. They never came in Skip made many calls. Wayne pulls over to talk to them. There has been a lot of money that has been spent from members to the golf course. We need to start taking care of the roads. It's not about the golf course. We did 3 loads of millings brought in last year. This is a new year and we will address this issue. If we start making the money we used to at the golf course all these roads will get done. Last year Skip was looking for millings a roller and a

dump truck and a spreader. We thought we were going to get millings but they never come in. John C. a speed bump to help fix that you can spray liquid calcium. Put a speed bump in the mean time.

We are going to have a benefit for Connie and a memorial service for her. We are looking at a garden or a plaque. We lost a good employee. We are losing members we lost Matt who passed away about a month ago. Richard Hessel Sr passed away, Phil too. There is a few members that have passed away.

VII. ADJOURNMENT

- a) **Next Meeting is scheduled for Saturday, April 9, 2022 at 10 a.m.**

Meeting adjourned at 11:22 a.m.