

Indian Cove Resort Associations, Inc.

Board of Directors' Meeting

June 1, 2017

CALL TO ORDER: Byron Martin called the Board of Directors meeting to order at 7:06 pm in the Indian Cove Resort Clubhouse.

PRESIDING OFFICERS' COMMENTS: Byron Martin asked that all beepers and phones be turned off so that the meeting will not be interrupted. Byron reminded everyone that the meeting would be recorded. This meeting is held to conduct the business of Indian Cove Resort Association, Inc. As a reminder, the meeting will follow the agenda. Scheduled agenda items would be discussed first in order of the agenda. Discussion of items not on the agenda would wait until the end of the board meeting. This would allow time to discuss scheduled agenda items. At the end of the meeting, we will open it up to the member's forum.

ROLL CALL: The Secretary called the roll. Board members in attendance were: Byron Martin, Todd Beck, Chris Shaw and Suzy Burlock. Herb Glazer was absent. Byron announced that four of five board members were present and that we had a quorum.

MINUTES: Byron Martin waived the reading of minutes as all board members had received them by email. Minutes approved by the board. Todd made motion to accept the minutes as provided. Chris seconded the motion and the minutes were approved. Noted: April and May minutes have not been posted to the web site.

TREASURER'S REPORT: Suzy Burlock read the Treasurer's Report. Details of the Treasurer's report are available for members at Indian Cove Resort's reservation desk. It was noted that 95% of the Storage Fees have been paid. Also noted in discussion was the pool service was working well. Also noted that Amazon was replacing Quill, and Staples. Other confirmations were Brooks Electric, and Temp Fees, Ground Effects to replace Waste Management, Harbor Freight for ICR Tools, all Home Depot charges assigned to a budgeted project, Lowes(asphalt better at Lowes), Deed Recording Fees, Contracted Security Salaries, Tractor Supply(lawn more blades), Walmart(could not confirm what was purchased) - for May. June discussed were Professional Heating(Walk In Cooler Replacement to be paid by store budget), store budget being prepared, Electric usage pointed out to members.

OLD BUSINESS: New Laundry Room hours are in place, 6am – 11pm. Storage Cameras have not yet been placed in storage yet. Byron notified the members that a theft occurred, and that we are in the process of installing security cameras. Collections are at a stand - still from January to date. The Collector has a list of accounts that we have not conversed with him about in 3 weeks. Duplicate lists have been straightened out. 120 Deeds to be collected by Collector. Over 300 more internally we are working on. 33 Deeds repatriated from deeds allowed to be returned. Lawyer confirmed members with deeds not able to find, can be reissued. Cannot go over 3,000 deeds. Approximately 1,500 deeds can be sold. Deeds with checks found are being worked through. Tying deeds into Quick Books. Swapped deeds are impeding new sales progress. All paperwork accounted for. Solutions are being implemented. Todd suggested letting the Collector chase the old debt, we collect the current debt internally. Tracking of collected funds suggested starting May 1st. Budget line to be created for collected funds.

NEW BUSINESS: Byron lead off with conduct toward staff members. Suggested if a member as a frustration, please direct it to himself, or Gary. By the same token, please report any misconduct by staff members to Gary or Byron. Updating of Rules and Bylaws is in progress, and a vote will come when Herb returns. Store inventory was discussed. Levels are good. We've lost on some perishables, however it's a normal curve. Items are being geared toward higher interests to the members. Store working to get expenses paid internally. RV supplies and equipment products expanding. Our liquor license has been applied for to include wine. Waiting on response. Firewood is now \$5 for 6 pieces for oak, instead of \$3 for 6 pieces of pine. Wood will only be sold during store hours. Security will not manage firewood. POS System is now dictating inventory automatically. Scan gun is now in use for speed of sale. The 5 Year Plan(suggested) was laid out in terms of priority projects including upgrading of clean water pipes, electrical pedestals, new longer pads being the most expensive. Other projects were also mentioned. 5 Year Plan to begin May of 2018. Project plan to be put on the web site. Other projects to be completed this year. Suzy asked about the Adult Lounge project. Wayne said it would start next week. Byron asked for member's ideas as well to be put in the suggestion box. Storage lot inventory is now completely accounted for. Todd suggested to the members that if you see an offense, say something to Gary. Wifi was discussed. Cox will not allow us to upgrade the Wifi without including cable. The cost is prohibitive. Gary will be searching for other Wifi only sources, and calculate what part of the work our staff can do.

Member suggested Hughes Net that works off Satellite. Gary suggested a \$100 bonus to a member who brings a new member in that purchases a membership. Also suggested was an RV Open House, which will be reviewed by the BOD.

Manager and Maintenance Report: Gary said that the Memorial Day Week End was a complete success with no incidents, except the DeLorean's backed into the building and slightly damaged the trim. Minimal damage was done. Suzy made the point of children driving golf carts. She suggested that all members stop violators. If a child has a learner's permit, they have to have a sober adult with them. Lights on golf carts and bicycle are required at night. Todd asked about receipts on DeLorean night. We took in \$2000. The board will consider the value, as the DeLorean's cost \$3000. Grass cutting is an issue. Dave said grass cutting starts on Monday's. Todd asked if it is possible to cut the lots vacated the same day, and post a grass cutting schedule so members and take in their personal affects. Currently, the grass is cut from the back to the front. Member suggested that we cut from front to back. Dave blamed the lack of grass cutting on the weather. Todd also concerned about damaged grounds. Dave and team are repairing sites individually, and we can block off sites until the damage is repaired. Byron discussed suggestions in the suggestion box including ramp for golf cart, concern about Party Time too often, cat off the leash siting, mosquito spraying increase, dog corrals outside the store while member is in the store, internet, teens want a skate board park, firewood and ice after store hours, which the Cove will not be doing. Other suggestions include dues increase OK, but would like more free nights, lots of grass in the playground, cars shouldn't park in overflow and not in your own spot, road rules on bikes, need metal cans for coal's disposal, new employees were awesome, excitement about ICR moving forward.

MEMBERS FORUM: Member suggested new speed bumps need to go all the way across the road, and perpendicular. Discussion was held on the 5mph speed limit abuse. Golf carts are abusing the speed as well. Kids hanging off the end of a golf cart in motion needs addressing. Water pressure is low between 10am – 11am on Holiday week-ends and week-ends in general. Pressure cannot be increased by ICR as it might affect the lines in member's unit. Wayne said the valves on the water faucets are for back flow, and mandated by the Health Department. Member does not want a chain link fence if we use the Tennis Court for a Putt Putt Golf Course. Member asked where the placement of the security cameras would be. Discussion on the management of people in and out of storage was held. Gary suggested that he may begin a pilot program of using Rangers for escort in and out of the storage lots. Member asked if Coast to Coast has copy of the rules. Gary said yes. Member concerned about drivable RV's on the pad backward. No rule against it provided the slides don't impede the neighbors lot. Byron suggested that the board will discuss recourse from ICR for rules violators. Member suggested a pay for Wifi system.

A motion was made to adjourn: Suzy made a motion to adjourn. Todd seconded and the motion passed. The meeting adjourned at 8:46 pm. Next board meeting is Thursday, July 6, 2017.

Respectfully submitted and certified as accurate: _____ (Secretary)

Approved: _____ (President)