**Indian Cove Resort**

Thursday, 27 October 2022

Jonathan Hoggard- President

Meeting Location- Pavilion 4

Meeting commence 7:01PM

Meeting concluded 8:02PM

Board Meeting Minutes

1. Call to Order.
   1. Board of Directors Roll Call:
      1. In person:
         1. Jeff Miller
         2. Bonnie Herring
         3. Suzanne Jenkins
         4. Bill Placek
      2. Via phone:
         1. Jonathan Hoggard
   2. Management Present:
      1. In person:
         1. Jackie Livingston
         2. Ann Dugay
   3. Members desiring to speak before the Board were requested to make request in email to the Secretary of the Board, Jeff Miller. All members requesting time will be afforded time to speak before the Board, all items brought before the Board that are not addressed, will be listed as old business for the next Board Meeting.
   4. Please silence phones.
   5. Please do not speak out of turn and wait to be acknowledged so that order may be maintained.
   6. This meeting will follow the provided agenda with exception of chronology, The Manager’s Minutes and Treasurer’s Report will be covered prior to old business.
2. Manager’s Report.
   1. The new well is in final stages of production, The new well is not providing water at a rate that would maintain the campground at peak occupancy, The old well will be redeveloped to allow for additional usage. The new well will be piped into the system in November and will work with the old well.
   2. Pavilion 4 Lighting is in process of being changed over to LED from the original lighting set up. This will provide more efficient lighting. We are awaiting the completion of the install, to include installing of a dimmer switch for the pavilion.
   3. Power throughout the park is being worked, the city has bought off on allowing us to do one permit for every 10 power pedestals we are installing. This will save us more money. We are installing 50 new pedestals in the near future,
   4. The sewer treatment plant is undergoing various upgrades and maintenance processes. The engineer that assisted us with the last permitting process is assisting with our interaction with DEQ.
   5. Our insurance underwriter requires us to place fire detection systems in the lounge, club house and the office. With research, we discovered that we can use the Google Nest system to fulfill that requirement.
   6. Bulkhead repairs are in the planning process. The boat ramp area is being planned and has already been assigned to an engineer from waterfront consulting. We have also gained a path to have the Wetlands Board to review and hopefully approve permits to also address the area around pavilion 3.
   7. We are looking to install additional cameras throughout the park, namely in areas where we have experienced vandalism.
   8. Cabins are being built as we speak and will placed on sites 107 and 116. The front temp storage will be affected as the cabins are transported onto the property. The date has not been provided as of yet for delivery. We will keep the members informed as the process evolves.
   9. Front pool may have a leak in piping. Currently looking into quotes for repairs. We would like to use the refund funds from AAA to pay for the repairs.
   10. AAA pools will be providing a refund for the days the front pool was down this season. Refund looks to be over $13,000.
   11. Winter camping this year will be $650.00 a month. Reservations will be taken on 1 November, when the store opens.
       1. Member recommended a lottery for spots to alleviate the long line and ability for members to get a fair chance on spots.
   12. Halloween events are this weekend. Events are planned beginning tonight and go through Saturday night,
       1. A new hay wagon will be providing rides from the point to the Fear Factory. The hayride will be free.
       2. Guest fees will be taken at $5 per person 18 and older on Friday and Saturday.
       3. The Fear Factory will be open on Saturday at the clubhouse, Admission is $5 per person.
       4. Roads will be closed to any vehicles, to include golf carts, from 4pm until 6pm on Saturday to allow for trick or treaters.
   13. Tree service has toured the park and identified the trees that need to be addressed at the close of the season. The trimming should not affect campers.
   14. 2022-23 Board of Directors Elections.
       1. Election is proposed to be by E-ballot again this year.
       2. Three directors are up for election. Jonathan, Jeff, and Bonnie’s Director positions are up for election this year.
       3. For those who are unable, mail-in ballots will be available by request, or by contacting the office.
       4. We will be requesting bios from all candidates in January.
   15. Fall festival.
       1. Was a member driven event that went very well.
       2. Looking to make the event an annual event and was a great experience will all members who were there.
   16. Distribution Email.
       1. If you are not getting update emails from ICR, please let us know so we can ensure all the information is getting to the members.
       2. Only members will be added to the email distro list.
3. Treasurer’s Report
   1. Bonnie provided the statement for all in attendance. Copies may be provided by request to Jackie from all members in good standing.
   2. We have 1389 deeds amongst 1054 members. 148 deeds are in collections for 124 members.
      1. Member requested we add the membership numbers to the Treasurer’s report.
   3. Currently we are able to have up to 3000 deeds, we are looking to cap that but no movement may be made without member vote due to the documents. (Declaration).
   4. We have a email list for those who want to be sent the Treasurer’s report, please reach out to Jackie to be added.
4. Old Business.
   1. Old business was covered within the Manager’s report, to include the well, sewer treatment plant, lighting in pavilion 4, and the cabins.
5. New Business.
   1. Motions.
      1. Motion to finalize funds for the sewer treatment plant lift station was made by Bonnie Herring.
         1. seconded by Suzanne Jenkins.
         2. carried by unanimous vote.
      2. Motion to finalize funds for digging the new well was made by Bonnie Herring
         1. seconded by Suzanne Jenkins.
         2. carried by unanimous vote.
         3. Bonnie mentioned that a third well already exists for the front of the park, but is unable to be tied into our potable water supply for the rest of the park.
         4. Bonnie also mentioned that a fourth well exists as well and is tied into the sewer treatment plant only.
      3. Motion to finalize funds for the engineer to conduct the survey for the bulkhead repair made by Bonnie Herring.
         1. Seconded by Bill Placek.
         2. Carried by unanimous vote.
      4. Motion made to provide funds to fulfill the fire alarm requirements delineated by our insurance provided made by Bonnie Herring.
         1. Seconded by Suzanne Jenkins.
         2. Carried by unanimous vote.
      5. Motion to provide funds to have the arborist trim the trees within the park made by Bonnie Herring.
         1. Seconded by Suzanne Jenkins.
         2. Carried by unanimous vote.
   2. Bonnie clarified process for handling deeds that were previously owned by deceased members.
      1. effort to contact the deceased member’s family and/or estate is made prior to taking the deeds back. In some situations, no point of contact is available and the retrieval of the deed is unavoidable.
   3. Member’s questions.
      1. Reminder that email was sent out twice in the past week inquiring anyone who wanted to speak to the Board. Only two members requested to speak to the Board, but several emails were sent with actual questions to the Board.
         1. Member was recognized and stated that the concern that he wanted to bring before the Board was covered in the previous part of the meeting.
         2. Second member was recognized and stated that most of the items brought before this meeting were not being provided to the members prior to this moment. He noted that no information has been provided from the Board since the posted minutes from August of 2021 and the April minutes had not even been posted prior to this. He requested that more information be provided to the member base throughout the year. Member requested more transparency as promised previously.
            1. Jeff Miller acknowledged the issue and the Board stated more information would be provided to the member base.
            2. Bonnie Herring mentioned the possibility of quarterly Board meetings.
            3. Another member also mentioned that emails are being provided to the member base. Bonnie stated if members are not receiving email updates from management, please reach out to Jackie or Ann to be added to the distribution.
         3. Jeff Miller mentioned a member's question on Internet.
            1. Jeff responded that four years ago Cox cable had quoted $200K to do the upgrade with them.
            2. Ann Dugay stated that management is working on Wi-Fi as a priority, Management has replaced a few repeaters throughout the campground. Due to the other big items that had occurred this season, it was placed at a lower priority. Currently Ann is working on a quote with a few providers.

A member stated that Wi-Fi should be a high priority as many need the service to work from their trailers.

Other options were provided by member comments on Wi-Fi equipment.

Mixed responses were also provided by other members.

* + - 1. Jeff Miller mentioned a member’s question on why The Cove doesn’t do a multi-weekend celebration of Halloween.
         1. Jeff Miller mentioned that most campgrounds also charge premium rates to conduct those multi-weekend celebrations for Halloween.
      2. Jeff Miller mentioned a member’s question on why we do not have a kitchen for food, vice bringing in food trucks on the weekends.
         1. Jeff Miller stated that we support local businesses by bringing in the food trucks.
         2. Bill Placek mentioned the insurance that would be required.
         3. Management mentioned the permitting that would be required would not make it cost effective.
      3. Jeff Miller mentioned a member’s question on why meetings are done on FaceBook Live vice Zoom or Team Meet.
         1. Jeff stated that meetings are on FaceBook Live because it is a free media. Zoom is only free for the first 45 minutes and would cost money to use, as would Team Meet.
      4. Jeff Miller mentioned a member’s question on why so many members are running events vice the Activities Director.
         1. Jeff stated that there should be no issue with members taking any part in the execution of additional events. He states that it is good that the Cove is like a family and so many want to be involved with the events.
      5. Jeff Miller mentioned a member’s question on why we were providing a $50 stipend for people to assist in the Halloween event in the club house.
         1. Jackie stated that no stipend would be provided to anyone helping in the club house Halloween event with the exception of bottled water and pizza.
      6. Jeff Miller mentioned a member’s question on how a member is able to get storage when the list for storage is years long.
         1. Jeff stated that without further information, we may not be able to identify the member in question.
         2. Jackie stated they would review the situation and see if there are any issues. She stated that some of the storage spaces do not accommodate larger RVs, so there may be a case where a shorter RV may have been given a shorter storage space.
         3. A member inquired about derelict RVs in storage and what is being done to correct that.

Bill Placek stated that those RVs are in violation of the contracts that members have signed and management is in the process of getting those RVs removed,

* + - 1. Jeff Miller mentioned a member’s question on the progress of the By-Laws.
         1. Bonnie Herring stated that we are in the process of updating the By-Laws, Rules and Regulations with our legal counsel. This would include the address of the deed cap.

1. Jeff made a motion to close the board meeting
   1. Seconded by Bill Placek
   2. Carried Unanimously.