

JANUARY 8, 2025
FOUNDERS HALL
JANUARY 2025 Board of Directors Meeting

At 9:00 am, President Jane Lewis opened the meeting, calling for the Pledge of Allegiance and a moment of silence.

The roll was called and all members were present.

Laurie Milliard read the minutes of the December 11, 2024 Board meeting. Don Wold moved and Dave Mayo seconded to approve the minutes as read. The motion passed unanimously.

Laurie Milliard read the minutes of the December 18, 2024 Special Board Meeting to approve the 2025 budget. Steve Little moved and Dave Mayo seconded to approve the minutes as read. The motion passed unanimously.

Treasurer's Report. Dave Mayo gave the following Cash & Equivalents report as of 12/31/24. Total in Crews Bank is \$212,100; total in BMO is \$274,023; total in First Internet Bank is \$171,130. Total funds in Fun & Sun is \$5,794. Total in the Reserves accounts is \$303,911. Total Cash and Equivalents, excluding Fun & Sun and Reserves, is \$657,253. Steve Little moved and Lisa Geary seconded to approve the Treasurer's report. The motion was approved unanimously.

Dave Mayo's final financial report will be on Wednesday, January 29, 2025.

Old Business

Parking spaces. Jane Lewis reported on the quotes from Loyle Waldron Concrete Services for the parking spots by the clubhouse. The quotes include six-inch thick concrete, labor, striping, and 3 stoppers. Three quotes were given by the company: 1) one 15' handicap spot and two 10' parking spots for \$7,500; 2) one 15' handicap spot and three 10' parking spots for \$8,500; and 3) one 15' handicap spot and four 10' parking spots for \$9,880. Steve Little moved to accept the \$9,880 quote from Loyle Waldron to be paid for with funds from the Julie Stolwitz donation. Denny Luppens seconded the motion.

Jane Lewis added that she had met with the Landscape Chair, Paul Zeller, about installing some flowering shrubs between the parking spots and the patio. The beds would be 11 feet wide and the length of the porch, with metal edging, flowering shrubs, and river rock. Cost would be approximately \$1,200. Labor would be by park volunteers. Jane Lewis added that she would like a small angel statue and a plaque honoring Julie Stolwitz included in this bed.

Steve Little amended his motion to allocate up to \$12,000 from the Julie Stolwitz donation to include Loyle Waldron Concrete Services for one 15' handicap site and four 10' sites for \$9,880 and to pay for the landscaping of a 11 feet bed with metal edging, shrubs and river rocks. Denny Luppens seconded the motion. The motion passed unanimously.

Ad Hoc Hurricane Committee. A committee to create policies and procedures for hurricanes was proposed. Members of the committee initially are Bud and Marsha Hodgkins, Cathy and Gary Canning, Rick and Sue DeCiero, Steve Little, and Denny and Diane Luppens. Lisa Geary

moved to approve this ad hoc committee. Dave Mayo seconded the motion. The motion passed unanimously.

Pool Shade. A sail shape pool shade for the pool was proposed as a project from the Stolwitz funds. The cost would be \$175. The poles to install already exist and Denny Luppens will oversee the installation. It is estimated that the cost could be covered by the \$12,000 allocated from the Stolwitz funds for the parking spaces and flower bed. Lisa Geary moved to accept installing the sail shade at the shallow end of the pool and take the funds out of the \$12,000 allocated from the Stolwitz funds. Denny Luppens seconded the motion. The motion passed unanimously.

Pond Update. Denny left a message for Joe but has not heard back yet.

NEW BUSINESS

Cancellation fee Policy. Steve Little presented information on our current cancelation fees. Of note is that in 2023 we had 29 cancellations, earning \$3,100; in 2024 we had 23 cancellations, earning \$2,700. There was considerable discussion from the members. The matter was tabled until the February meeting.

Ovens in Kitchen. One of our ovens has uneven heat and often runs hot. Jane Lewis contacted "Mister Appliance" to come out on this Friday to check our ovens and make adjustments. They will also propose an annual service for the ovens.

Reservation software. Steve Little provided information on a reservation program for our park. The provider of our current program, RV Park, was bought out by CAMP SPOT. After May, 2025, RV Park will no longer be supported.

CAMP SPOT is used in over 2600 parks, from places much larger than us and as small as 5 sites. We learned that it is a very user friendly and adaptable program which can easily be adapted to the peculiarities of different parks with different rules, policies, varying lot capacity (it can handle a 40' versus only a 30' rig) etc. Their "onboarding team" would work with us to see that it fits our particular needs. Multiple users can have access via unique user names and login. The system has the capability to generate 250 different reports to allow access to accurate metrics upon which to base our business decisions.

It will allow credit card payments via our current CLOVER system, but with a rate of approximately 2.8% versus the 4% we currently pay. It will also allow ACH payments which only cost 25 cents per transaction. It will also allow us to tie into QUICKBOOKS in order to reduce some labor hours for the Office and Treasurers Office.

The cost (which itself may be recouped by the reduction in the percent we currently pay credit card transactions) is this: \$3.50 for each reservation made, and \$2.00 per month for each additional month for that particular reservation (4 months on a member owned lot would be \$9.50; 6 months at PL West would be \$13.50). The charge for connecting to QUICKBOOKS is \$10 per month.

There is no long-term contract, it is a month to month situation.

The service will include 7x24 assistance/support and an “onboarding team” that will work with us to tailor the program to our specific situation as well as provide training. The “onboarding process” takes four weeks. The rep suggested if we were to go with them to allow a six week lead time to ensure that everything was up and running, training was completed, and data transferred from RV PARK if we wanted to start our 2025/2026 season reservations using this system.

Lisa, Steve, Jane, Trinity and Norm Milliard and Brian Geary from the computer committee were all impressed by the low cost and capabilities of system and recommend we move forward with this vendor.

There was much discussion amongst the Board and members.

Steve Little moved that we enter into a business relationship with Campspot to take reservations for the park. Laurie Milliard seconded the motion. The motion passed unanimously.

Rental Rates. Steve Little introduced the topic of raising our rental rates for next season. After much discussion from members, Steve Little moved to increase our monthly rates for the Winter season by \$25 per month, so the Member sites and PL West rates will be increased from \$675 to \$700 per month, the PL East sites will be increased from \$625 to \$650 per month, the daily rates up from \$38 a day to \$45 a day for member sites and PL West, and the daily rates up from \$22 a day to \$30 a day for PL East sites. Don Wold seconded the motion. The motion passed unanimously.

Rental Policy for 4 month maximum on member lots. Jane Lewis moved to amend our 120 night maximum stay on member lots to include: “Within the remaining 30 nights or less of a four month reservation, a renter may request additional nights as available.” Steve Little seconded the motion. The motion passed unanimously.

Announcement regarding Grounds Committee in By-Laws. Jane Lewis noted that there had been an over-sight in the By-Laws omitting the Grounds Committee. She recommended that this be addressed in proposals for next season, and that all of the committee descriptions be cleaned up.

The meeting was adjourned at 11:40 AM.

Respectfully submitted,
Laurie Milliard
Board Secretary