



1-16-2026 Board Meeting

Meeting Minutes

Date: January 16th 2026 **Time:** Meeting called to order at PM 1:10pm

Present

- Steve Hamilton, President
- Kim Rawlings, Vice President (via phone)
- Ron Haynes, Treasurer (via phone)
- Scott Gooch, Secretary
- Teresa Bazzocco, Member at Large
- Deb Wear, Assistant General Manager
- Travis Mollendor, General Manager

Treasurer's Report

• Vision Operating Checking:	\$98,401
• West Bank Cash Reserves:	\$189,031
• West Bank CD (Maturity Date 4/9/26);	\$319,117
• West Bank CD (Maturity Date 3/5/26):	\$305,875
• West Bank Money Market:	\$2,135
• Total:	\$914,560
• Payables	\$11,519

Payables; Including accounting partial bill \$7,000

Motion: Approve Treasurer's Report.

- Moved by Steve, seconded by Teresa.
- All in favor Motion passed

Approval of Previous Minutes from 11/21/2025

Motion: Approve minutes as written with attachment of approved budget.

- Moved by Ron, second by Kim.
- All in favor, motion passed.



1-16-2026 Board Meeting

Discussion about the 14/7 rule. Fair for every member of the park. If removed, we would be right back to where we were with members hoarding the better spots. Steve proposed changes moving after 14 days of full hook ups, to the D, EE, or Y sections sites.

Motion: Not do anything with the 14/7 rule.

- Moved by Ron. No second
- Motion failed.

Motion: to change 14/7 rule as proposed for anyone moving from 14 days of full hook up sites to D, EE, or Y sites.

- Moved by Steve. No second.
- Motion failed.

Seasonal site contract. Date and amount were only things changed on contract. Seasonal site late date is 5th with 10th is last day.

Motion: To accept Seasonal contract as written.

- Moved by Ron, second by Steve.
- All in favor, motion passed.

Discussion of member letter. Response from attorney. Analysis of open camping sites by management.

- Electric meter readings from open sites from April to October came to \$60,000
- Went into RDP for site fee avg per cost \$17.19
- Days stayed on those spots was 11,543.
- Avg \$5.20 per day for electric
- Did \$15,000 dollars in site improvements. \$1.30 per open site avg.
- Brings total to \$10.69 a day Cutty's brings in for open sites
- Does not include rock addition to sites, grading sites, repairs to damaged water lines, fire pits, street signs and any other maintenance that may be needed.



1-16-2026 Board Meeting

- 204 seasonal sites that bring in \$328,000 last year. All money for Cutty's to run on.
- 262 open sites brought in \$199,000. Take away electric cost and site improvements and Cutty's brings in \$124,000, not including cost of damage repairs and other needed maintenance.
- Doing what's best for Cutty's. Already have letters from vendors letting us know of price increases this year as well.

Letter to respond to the member. Draft to go out to the Board for review.

In response with recommendations from our attorney we wish to advise with the following matters.

How we do budget could be addressed at a club hall meeting

Motion: To approve response letter to member letter with suggested change to first sentence.

- Moved by Ron, Second by Steve.
- All in favor motion passed

Capital Improvements

- | | |
|----------------------------------|----------|
| • Asphalt/Road improvements | \$60,000 |
| • Tree removal (approved) | \$20,169 |
| • 4 Cushman cart refurbish | \$10,000 |
| • Flower lady cart refurbish | \$2,500 |
| • Gate house reader/Concrete Pad | \$7,000 |
| • Playground in A section | \$28,000 |

Motion: Approve capital improvements as presented.

- Moved by Steve, second by Ron
- All in favor motion passed.

Motion: Shade system for outdoor pool \$10000

- Moved by Steve, second by Ron.
- Scott yes, Teresa yes, Kim no, Ron yes, Steve yes.
- Motion passed.



1-16-2026 Board Meeting

Motion: To add concrete slabs and level for bags game where old RC track is. \$2,500

- Moved by Scott. Second by Steve.
- All in favor motion passed.

Total of approved capital improvements is \$140,169

Employee site discount. Benefit package includes not moving trailer and deal at snack bar. Deal for open site is suggested. 20% on cost of open camping fees.

Motion: To approve a 20% discount for employee in open camping sites.

- Moved by Steve, second by Scott.
- All in favor motion passed.

Café discussion

Contractor and park manager met with city. Want architect/engineer to review footings. Contractor looking for architect to research.

Manager's Report

- Maintenance working on golf course
- Water leaks being fixed
- Going through old merchandise at store. Removing
- July 4th weekend. The USA 250th can't do it the 3rd or the 4th. Park manager to decide which day for fireworks.
- Review procedures. Letter to storage occupants about paying on time.



1-16-2026 Board Meeting

Rule book clarification in rule book. That to "A" word change. Page 5 second paragraph. The member and or recreational unit cannot occupy "A" site for 21 days.

Clean up associate rule.

Short term storage clarification. Same rule as 14/7 designation.

Age for sauna use. 12 years old. Same as hot tub age rule.

Moving off prime spot 5 days before holiday weekend. The Monday preceding the holiday weekend.

Motion: To approve rule changes and rule book clarifications.

- Moved by Steve. Second by Ron
- All in favor motion passed.

Member at Large Report

- Dog park question about small dogs and big dogs. Separate areas? Times of day? No changes at this time.

Motion: To cancel the February 20th board meeting, with minutes completed, signed and posted.

- Moved by Steve, second by Ron.
- All in favor motion passed

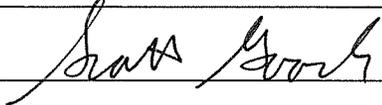
Adjournment

Motion: Adjourn meeting at 4:04 PM.

- Moved by Steve, seconded by Ron .
- Motion passed unanimously.

Signatures

Steve Hamilton, President  Date: 1/21/26

Scott Gooch, Secretary  Date: 1/21/26