

COUNCIL MEETING MINUTES

July 19, 2025

Tamra McKenna called the meeting to order at 10:58 AM. All stood for the Pledge of Allegiance.

1. ROLL CALL

Roll call was taken, and the following members were present: Randy Gentry, Tamra McKenna, Fred Berry, Rene Hearn, Tom Liberty, Darlene Kifer, Harlan Shober, Bill Danforth, James Doyle, Michelle Joy, Jim Wiggins, Stephanie Toy, Janet Gilson, Marie Schulz, Pat Cenci, Tony Tizzano, Jim Hamilton and Shannon Henze. Also in attendance was Attorney David McCombs.

Excused: Dave Bonifati.

2. APPROVAL OF 6/21/2025 MEETING MINUTES

Tony Tizzano made a motion to accept the minutes. Rene Hearn seconded the motion. All were in favor. Motion Passed.

3. TREASURER'S REPORT

Rene Hearn gave the Treasurer's Report (January 2025 report). Jim Hamilton made a motion to accept the report. David Bonifati seconded the motion. All were in favor. Motion Passed.

4. LOT OWNER COMMENT/QUESTION

Dave Hajovsky (1187, 1188 Thunderbird) - Dave asked how many cars are lot owners allowed to have on a lot. He also expressed concern over the junk lots.

Jim Wiggins - Indicated he would address these items when he gave his committee report.

Dan Kaiser (1035N Riviera) - Dan reiterated Dave's concern on the junk lots and cars.

Tamra McKenna - Responded that lot owners can have as many registered vehicles on your lot as you want. The lot referenced on Riviera has already been addressed.

5. COMMITTEE REPORTS

Buildings & Grounds Committee: James Doyle – 2nd quarter permits pulled totaled 154 which brings total permits pulled for the year up to 178. This committee is working with the Rules & Regs Committee to address the lots that are not being kept up followed by explaining the process to bring a lot of concern forward. Three appeals following council today.

Rules & Regulations Committee: Jim Wiggins – Committee met this morning; the lot maintenance rule was discussed. The rewritten rule does not mean we can force people to clean up their lots if they choose not to. This rule allows us to fine the lot owner for non-compliance. If the enforcement is challenged and the Association must appear in court, a judge will not tell a lot owner to clean up their lot. They will make the determination on whether the fines are owed to the Association. An affirmative decision then allows the Association to move forward with the legal process to get the lot owner to pay the fines. Enforcement will take time. This is not an overnight process. We will begin reviewing other rules with the attorneys in the months ahead.

Finance Committee: Rene Hearn – Finance Committee met electronically to establish verbiage for the dues increase motion at the Corporate Meeting. The increase is needed to maintain current operations, to complete capital improvements, and add to the emergency fund. The increase will allow to do each of these and include a capital needs assessment to develop a five-year plan. We also will need to budget resources to cover legal fees to enforce the rules. Thank you for your consideration of our motion.

Sportsmen's Committee: Darlene Kifer - Congratulations to Dave Erwin on winning the new golf cart. Poker Run is August 2, 2025. Reverse Raffle tickets going on sale today at 1 PM. Only 120 tickets are available. Thank you to everyone for supporting our events. Check the Smoke Signal for future events. There is a committee meeting tomorrow in the clubhouse at 11 AM.

Putt-Putt Golf Committee: Darlene Kifer – Thank you to all the volunteers for helping with this committee. Thank you to all our donors for making our fundraiser give aways so great. Currently we have raised approximately \$29,100 of the \$75,000 goal. Short meeting tomorrow for the committee if anyone would like to join at 1 PM in the Rec Center. Bricks for the mini-golf course can be purchased for \$75 each with your own personalized engraving. Brick samples are at the clubhouse desk. \$1500 to sponsor a hole. There are 5 holes still available for sponsorship. Raffle for the truckload of wood and firepit will continue until they sell out. Night at the Races on August 29th.

FLO Committee: Janet Gilson – Thanks for supporting our fundraisers to date. Vacation week the dive in movie was a huge success. Thank you for supporting our activities. Vacation week our Dive in Movie was a success so we hope to do more of those next year. Thank you to our volunteers for setting up with Lunch with Santa today. Trainwreck will be here next Friday, July 25th. August 1st will be a luau with Cheeseburger in Paradise for entertainment. Before the dance we will be having a pig roast. Tickets are \$15 and the event starts at 6 PM before the luau. Preteen mocktail part will be August 9th. We are always looking for more volunteers. Next committee meeting will be July 26th at 11 AM in the clubhouse.

Communication Committee: Pat Cenci –If you have questions regarding Holiday Camplands, please go to you District Rep or to their Facebook page. The Reps at Large page does a great job of putting information out there and has a strong following to answer your questions which includes most district reps.

Elections Committee: Kathy Straight – Annual Corporation Meeting is August 16, 2025. Registration is from 11:30 AM to 1 PM on that day. Additional rules of the elections and the Corporate Meeting were reviewed. The two motions on the ballot were also reviewed.

Tamra McKenna - Explained that no one on council can serve as chair of the elections committee which is the reason Kathy is chair.

Special Projects Committee: David Bonifati – 1 trailer of cans went in since our last meeting for a total of \$680.00. Thank you to everyone for recycling their cans. Continue crushing and bagging them to support our special projects.

Volunteer Corps Committee: Bill Danforth – Thank you to all the volunteers that have helped the Rec Department with their events this year. Volunteer Appreciation Dinner will be on September 6, 2025. Thank you again for volunteering.

6. GENERAL MANAGER COMMENTS

Vacation Week was a huge success.

Maintenance Department did a great job of setting up and cleaning up for the week.

Fireworks, while legal in the state of Ohio, are not allowed to be launched into the park due to population density.

Committees did a great job of pitching in to support the dredging of the lake and create a retaining wall to prevent the further erosion of the bank over by the Impala cul de sac. Thank you to the committees.

Lot mowing is available for overgrown lots. Let Sharon know if you have a neighboring lot that needs mowed and Camplands will mow the lot one time in the season.

Randy Gentry reviewed the progress and the contractors involved with the fiber installation throughout the park.

Brightspeed has asked that lot owners be patient with the process. If you have damage to your lot, you can contact them, and their landscaping crew will come out and repair any damage.

Flaw in installation design. Goal is to have it installed by Labor Day. Once available, you can apply for fiber just like any other internet service.

We have identified and improved a variety of water flow issues throughout the park. Culverts that have been compromised creating a blockage to water flow have been identified and lot owners have been notified.

Let us know if you have any issues with water flow and Camplands will look at the issue and identify how to improve.

7. LOT OWNER COMMENT/QUESTION

Karen Breedlove (1249 Impala) – Karen asked for a review of two intersections for possible stop sign review since Impala is a concentrated area with lots and the mobile home section. Traffic is significant and speed is an issue.

Tamra McKenna - Committed to reviewing Karen's request.

Dan Kaiser (1035N Riviera) – Dan asked what the dollar amount of fines were that have been assessed to noncompliant lot owners.

Jim Wiggins - Explained there are no set limits on the fines. It is based on severity of the violation.

Dan Kaiser - Suggested we should consider making the fines significant to deter violations.

Jim Wiggins - Shared that the approach to fines was the recommendation of our legal counsel.

Tamra McKenna - Shared that we included fines originally and they were removed at the recommendation of the attorneys.

Fred Berry - Shared concern over managing set fines of differing amounts and having to justify which fines were higher than others. Logistically this would be challenging.

James Doyle - Explained the challenges that the Buildings and Grounds Committee would have creating and administering a structured listing of all fines.

Dave Hajovsky - (1187, 1188 Thunderbird) - Expressed concern about packages being delivered at the clubhouse.

8. OLD BUSINESS

Thanks to everyone who made vacation week a success.

9. NEW BUSINESS

Tom Liberty - Thanked security and everyone who planned events for their efforts to keep things date over the 4th of July holiday and week.

10. MOTION(S) FOR 8/2/2025 COUNCIL MEETING

11. APPEAL HEARING ASSIGNMENTS

Appeal Hearings to follow (415N/416N Camplands, 536 Apache, 1385N/1386N/1387N Executive). Marie Schulz volunteered to cover for Shannon.

12. MEETING ADJOURNED

Rene Hearn made a motion to adjourn the meeting. David Bonifati seconded the motion. All were in favor. Meeting Adjourned.

Respectively Submitted, Fred Berry

Approved _____