



**Clark County Park District
Regular Monthly Board Meeting
Thursday, November 15, 2018
6:00p.m.**

1. Call To Order

- a. Commissioner Blankenship called the meeting to order at 6:00p.m.

2. Roll Call

- a. Commissioners in attendance were Joey Ewing, Don Pine, Lisa Thomas, Jeff Wallace, Roy Sweet, Steve Turpin, and Randy Blankenship. Also in attendance were Executive Director Jeff Tippett and Office Manager Danielle Kiger.

3. Pledge of Allegiance

4. Approval of Agenda

- a. Wallace motioned to approve the agenda. Thomas second. 7 ayes, 0 nays. Motion carried.

5. Approval of Minutes

- a. Regular Monthly Board Meeting Minutes 10/18/18
 - i. Wallace motioned to approve the Regular Board Meeting Minutes dated 10/18/18. Thomas second. 7 ayes, 0 nays. Motion carried.

6. Public Comment

- a. Steve Blair comment on the First Right of Refusal. He commented that to him its very important to the loyalty. It's people who have helped keep things going and look out for each other and in today's world he feels that it's important for all of us to do for each other. Rights of refusal are being used in all parts of the country today. The park is a business no matter how you look at it. You have to have money coming in to operate. If you have a farmer out there who has a piece of ground for a year or ten years. You have a farmer come in who leases that ground from Steve Blair, he's been loyal to me and I have been loyal to him. He's put his heart and soul into the ground, it's his livelihood. If Steve Blair to put that ground up for lease in the open market to see what the options are, is it right for him to take the loyalty away from it, from the families, and what it provides for the families and not go back to the farmer to give him the First Right of Refusal? He stated that this country is getting away from loyalty and he feels that this is another part of it. Take a person who pays rent on their house with a lease. If they pay their rent and do everything that they are supposed to do, is it fair for me to walk in a year later and say you're out and I'm going elsewhere. Or I raise the rent by \$25, should I go to that person and say you have first option, here is the new rent price. To him that is loyalty.
- b. Kent Waltz commented that his concern with advanced reservation is the credit card. He stated that he had just talked to someone the previous day that did not have a credit card. From the last committee meeting, it was mentioned credit



card only, and he would like for us to take a postdated check if that is what the Board decides to end up doing. He further commented that he feels that part of the park's success is largely due to the First Right of Refusal and all of the seasonal campers. He stated that he has been here 15 years and you could just come out here and get a place on the weekend and didn't have to have a reservation. All of a sudden things started changing with the seasonal and annuals and the park is pretty full, not completely sold out, and people can still get in if they want to. Waltz stated that he feels that if the park does away with the First Right of Refusal, we will lose a high percentage of the seasonal people. He knows that a lot of people have been looking because of all the rumors in the past few months. Not only having the site that you prefer, if you put that into a lottery system or something where you just drew a spot, you may end up with a spot that doesn't fit your camper or not next to your friends. They have worked to be with the groups of people that they like to camp with, so that's another important thing to being able to have your spots. If the park loses business, the local business will also suffer because there is groceries, there is restaurants, and there is fuel. He also commented on In and Out of District Rates. He stated that there has been a lot said about the tax money, but we are paying at least four times the amount in our extra fees, our extra \$200 on our seasonal spot, than the average tax payer that comes to this park. He commented that it is his understanding that the average tax bill is anywhere from \$25-\$60 that they are paying to this park, and they are paying an additional \$200 per year for their spots. He then commented that all of the premium sites are premium sites because they have made them that way. We bought our own rock and happily donated it back to the park, we've kept the weeds down, we spray, we trim, we clean out our own fire rings, we basically do everything with those spots and that's why they are so nice. The ones that aren't quite so nice are the ones that are just open spots for the weekends and those all need to be improved. As far as the fairness goes, it's fair that we get those spots because everyone has put in their time and their work to get to those places. We didn't just walk in and say we want that spot and just took it, because they weren't available. Some people have spent years doing the Mill Creek shuffle, moving in and out to get to their spot and get it locked in so they could keep it. They spent the time to do all of that. He feels that anyone from Clark County can do the same thing. He referred to a former statement that In-District people can't get in out here and stated that they can. He further commented that this is because the rates have went up 10 percent over the last three years and that 10 percent could have been used by In District campers too if they had just put their name in and start camping. They can't, however, call out here on a Wednesday before the Fourth of July weekend, that doesn't work and it never has because the park's holiday weekends are always sold out, they have been for years. He finished with his



thoughts about leaving your decks or campers on your site. He feels that it is not a problem. The site work that the park is going to do is probably going to be electrical. The water lines are in the front and the electrical lines are in the back, but to him leaving things shouldn't hurt anything, but that is a decision that the park will make.

- c. Georgann Welsh commented that she is a Clark County resident and we have camped out here for the last 4 or 5 years. She commented that the first couple of years that they camped out here, it wasn't seasonal. She stated that they would call the gatehouse and could usually get a spot. It wasn't always the spot that they wanted, but they took whatever they got and kept their name on the list. She commented that, in her opinion, everyone in Clark County has an equal opportunity to camp at the lake, but most of them choose not to. She stated that she has talked to quite a few people, I know five people who have campers and have asked them why they aren't coming out here, and they said that they live here and they don't want to camp here, we want to go on a vacation. Understandably so. The annual and seasonal campers, we keep our campsites nice we also contribute our time and money and energy to other campers and the county residents. We have the breakfasts, Trick or Treat which is attended by almost 100% county residents. We have the Easter egg hunt as well. She further commented that if the park doesn't allow seasonal or annual camping, does the Board think that the weekenders are going to participate and give time and money, if you do you are sadly mistaken. She stated that she has talked to some local business owners and they said that they would be glad to have somebody that is a permanent customer who keeps coming back year after year. We seasonal campers, both In-District and Out of District, get our groceries, our gas, our restaurants. She said she talked to Snearly's in Martinsville and they told her they have 30 holding tanks due to the seasonal and annual campers at the park and brings them around \$20,000 per year which is phenomenal for a small business like that. That helps our county too. She continued by saying that it wasn't good business to give up annual money and she was told that this is a county park, not a business. That is true but she feels that anyone would be thrilled, having a business or trying to make something go, if you have annual money coming in at the beginning of April to give you the cash flow and some things that you needed. We appreciate everything that you are doing. We know the infrastructure hasn't been taken care of for a long time. You working on it is greatly appreciated. We are just asking that you please let us keep our sites and keep this place beautiful so we can have something that all of us can be proud of.
- d. Tom Hardy commented that he would like to thank everyone that helps out here and does stuff for the campground, trick or treat, the breakfasts, whatnot. He stated that on the First Right of Refusal, he doesn't understand why we are even



talking about it. Why don't we talk about adding more campsites, finishing the campsites that are started? I am a resident of Clark County and just got a camper 4 years ago. He stated that it has been hard to get sites out here, but on holiday weekends. He stated that he has worked at it and has accomplished it. He said he has only missed one weekend and it was the trick or treat weekend. He received a call at 3:30 and could not come because he didn't have enough time to get his stuff ready to go. Other than that, he has not missed a weekend out here that he has wanted. It may not have been the site that he wanted, but he has been able to get in out here. He feels that the Clark County residents that have an issue with it are people who don't want to work for it. He further commented that he has a friend who has a camper and they camp at Lincoln Trail because they want to go a week ahead of time and get a site. That's their choice. He suggested that instead of the First Right of Refusal, the people who take care of their sites, the people that do the kids' things, that do the breakfasts, do the games and whatnot why not move towards adding sites, finishing sites, expanding the campground so people can come out here and camp.

7. Director's Report

- a.** Tippett began by stating that our PDRMA LCR numbers came in and we went from a 48% to an 87.71% so we are good. I would like to publically congratulate the administration, they did great on this and all jumped in behind it. Especially to Marsi Fowler who coordinated everything and kept it all moving. She did a real fine job. I think we are over the hump with the PDRMA thing for the moment.
- b.** Tippett then reported that we hired two new maintenance personnel, Steve Maynard and Andy Barnhart. They are working out well. Blankenship asked how the projects are coming. Tippett responded that the decks are coming along fine, however they held up today due to the ice and snow. He explained that he switched them and they are putting laminate flooring in one of the cabins. He stated that we are in the middle of remodeling and it has been painted, and putting in a couple of windows. It is going to look nice in there. Turpin inquired as to the bathrooms and he commented on how the light fixtures were dirty. Tippett explained that it is a constant battle but we are on it.
- c.** Tippett continued by stating that in regards to the State Fire Marshall and moving the fuel dock and installing the above ground tank, it will be 6-8 weeks before we hear from the Fire Marshall. We went down and pulled up some boards to see what it would take to disconnect the dock and it is not going to be that bad.
- d.** Tippett reported that the Health Department was out and inspected the campground and he sent everything back. We had 4 really minor violations as



far as the state was concerned. They are just maintenance issues, one was a plug and the rest is some signage that is needed.

- e. Tippet asked who had asked him about the electric. Wallace responded that he had an upset customer come to him because we charge extra for our electric. He explained that for every \$10,000 of their electrical charge we see about a \$42 profit. He explained that the park charges \$0.12/KWH and the park is charged \$0.1195, so we are not making a lot of money off of electric. Tippet stated that we have a \$44/month service charge on our electric bill as well. Wallace just wanted to make sure this get out to the public.
- f. Sweet asked about the regulations for hunting in the park. There were two guys hunting in the campground. Tippet stated they cannot. Sweet asked if there are signs stating that they are not supposed to. Tippet responded that it is explained to them when they pick up their permits from us. We explain to them that we have an "Earn a Buck" program and we explain to them where they can go to hunt. During camping season they are only allowed to hunt down at the dam. Kiger explained that we even give them a map of the areas where they can hunt. Ewing clarified that after the campground closes that hunting is allowed from the horse trails back and the ATV trails. Ewing asked if we allow people to hunt on the north side and Tippet responded that no one has asked.
- g. Ewing inquired as to whether or not we have addressed the leak in the skylight in the men's shower house bathroom. Tippet responded that they went down and caulked it, but it's still leaking so we are going to have to address it another way. That whole ceiling is tongue and groove and a piece of that is what is rotted out and we are going to replace that too. The rest of the roof is fine.
- h. Pine asked as far as dam maintenance goes, have we exercised the gate? Tippet responded that we have not as it was recommended that we don't unless we plan on rebuilding it. Pine asked, "By whom?" Tippet responded it was recommended by DNR, the Army Corp of Engineers, and Banning. Thomas added that it was supposed to have been done on a regular basis and it hasn't been. Turpin commented that they are afraid that it won't close. Pine further commented that all of the dam disasters you hear about all across the country happen because of reasons just like that. Something doesn't work. As long as nothing happens, we are fine. He is concerned about what we will wipe out downstream if we have a breach in the dam. Tippet responded that there are not any homes located in the impact zone. The only problem we would have is the Marathon Pipeline. There are 6 houses but they are not in the impact zone. As it filled up those houses may have flooding. I-70 is made to take that kind of pressure. Wallace commented that like a lot of things, the can got kicked down the road to us and he thinks at some point we need to talk to the engineering firm and say that we really would like to try to do something. Ewing stated that the gear box was rebuilt in 2003 or 2004. Tippet followed up with the last time



that the gate was opened was in 2012. The park was going to open it again in 2014 and someone voted not to do it. Someone has brought it up recently and he made all of the necessary phone calls and the recommendation was to leave it alone. Pine inquired as to whether these recommendations were in writing and Tippett responded that they were in emails.

8. Discussion of Financials

- a. Turpin inquired as the Accounts Receivable balance of \$32,000. Thomas explained that we are waiting on the auditors to make the adjustments.
- b. Turpin then addressed miscellaneous income on the Profit and Loss. He discussed that in Daily Launch fees we are down \$14,171 from last year, which is a reflection of our rate structure.
- c. Turpin went on to discuss the annual camping and how it was only down \$3,800 this year. He went on to say that he found it interesting that last years In-District was \$40,600 and this year it was \$44,800 and Out of district \$145,000 last year compared to \$165,000. The Out of District income was significantly higher for Out of District Annual campers. He stated that "our bread is being buttered by the Out of District people and we need to fully understand that for whatever reason." Thomas explained that by doing away with the Senior and Veteran discounts it carried over into the other areas.
- d. Turpin also discussed that looking at the bottom line, the park is in pretty good shape. However, as an example, looking at Capital Outlay last year we spent \$58,900 and this year we have only spent \$8,800 which is down \$50,000. He is concerned that our bottom line better than it really is because we haven't been able to complete some of our projects this year. He wants to remind the Board that we are going to spend on the docks.
- e. Wallace pointed out that our rental docks went from \$11,600 last year to \$38,810 this year which Thomas commented was due to a reporting error. He just want to say that things get skewed.
- f. Ewing addressed the rental docks and whether the \$38,810 is the actual income from the docks to which Kiger responded that it is. Turpin asked for a breakdown of how many docks we have and a better reflection of the income from last year for the next meeting.

9. Payment of Bills

- a. Wallace motioned to pay the bills. Turpin second.
 - i. Thomas inquired to whether we can get a breakdown on our accounting bill, like the auditors gave us showing what any extra charges are for over the regular monthly bill.
 - ii. Wallace commented that he received the email that the bill was in on the waterslide. The city paid for it and they want us to reimburse them for it which we cannot do. It must be paid to the vendor.



- b. Pine no, Thomas no, Wallace no, Sweet no, Turpin no, Ewing no, Blankenship no. Motion did not pass.
- c. Wallace motioned to pay the bills with the exception of the Marshall Pool. Turpin second. Thomas aye, Wallace aye, Sweet aye, Turpin aye, Blankenship aye, Ewing aye, Pine aye. 0 nays. Motion carried.

10. Old Business

- a. Discussion and Vote Advance Reservation Revision
 - i. Sweet stated that his concern was the auditors and the availability of camping which he discussed with Tippett who explained the only time there was not any available spots was over Labor Day. He feels that the auditor's question is taken care of and if there is only one time during the year that there is not availability, that is good. He further commented that the benefits that he sees is that the local businesses, for example, the Clarksville store, he has to believe they are getting some of this business. He doesn't want to take any business away from the local businesses. He feels that his concerns have been addressed.
 - ii. Turpin inquired as to what revision they are actually discussing. He stated that we are still keeping the advanced reservation system, he then clarified that the issue is now to decide how to handle the money to satisfy the auditors. Tippett stated that he is going to let Thomas explain further, however we are still able to take deposits. He further commented that we do not have to do anything with the Advanced Reservation system, we can leave them as they are and they will go through the books and auditors just fine. Thomas commented that Kiger talked to the auditors to verify this.
 - iii. Kiger explained that when the auditors did the audits in the past, they never audited Campground Master, it was just QuickBooks. Now we are taking the raw data from Campground Master, we are PDF'ing it which is the only request that Tammy (Tammy Fields, auditor) made outside of what we were originally doing. We are also exporting it into the Excel Spreadsheet, taking the information and combining it with the information from the day before, and we are keeping track and auditing every single day now. We are able to keep track of all of our deposits, deposits applied, and charges that are left over, etc. and we will be able to create the report that they are wanting.
 - iv. Turpin stated that he is frustrated with the whole concept of no contact from them about the excess charges and the whole circle we have been on with whether to take the money or not to take the money. We need to finish this. He was perfectly happy with the way that things were.
 - v. Sweet commented that it would be nice to see what Kiger and Thomas have seen. Kiger commented that when they spoke at the finance



meeting he has asked her to have more of an opinion, she was in the same situation as he is in now. Thomas had seen it and knew how it worked, but they hadn't had a chance to sit down and go over it together. She commented that they need to see it.

- vi. Wallace commented that he feels that we probably wouldn't be messing around with this as much if it wasn't for the accounting firm saying they couldn't finish the audit. Turpin commented that when we get thrown under the bus by the accountant that we pay who says that he doesn't have confidence in our reports, then why couldn't he tell us a year ago that he doesn't like it and this is the way we need to do this. Wallace followed up by saying that he would like the Board to consider if we were to go with another accounting firm, will they say that the new system is ok.
- vii. Thomas commented that we have no way, if we don't stay on top of Campground Master, to track who owes money. The only way to track who owes money and how much is to keep an external spreadsheet. It will give us a total, but it won't tell us who owes. Turpin clarified that the only two people who know how to do this are Thomas and Kiger. Thomas responded yes and that they need a decision from the Board before they can go any further with the manuals, the accounting procedures manual and the gatehouse manual.
- viii. Ewing stated that during this advanced reservation discussion, it was brought to their attention that under the accrual basis, we could not receive the deposit in this year, but now Thomas is saying that we can receive deposits for the next year in the current year. Turpin clarified that we still take the advanced reservations but we hold that money until April 1st. So we are not going back to the old way where we throw it on the balance sheets in February. We are going to let them make their reservations in advance, just the way they are doing, and we are holding all of that money to show on our reports as income until April 1st of the current fiscal year. Thomas responded not all of it will apply on April 1st, it will apply when it is earned.
- ix. Pine stated that our reservation system was actually never the problem, it was actually our Accounts Receivable, and that was purely subjective on the part of this auditor. Thomas responded by stating that the accountant and the auditor were concerned because we did not have a good subsidiary ledger and now we do. Turpin suggested that we leave the Advanced Reservation system alone. Pine then asked the rest of the Board and administration what they think, to which Tippett stated to leave it alone.



- x. Turpin made the motion to leave the Advanced Reservation system as is. Ewing second.
 - 1. Wallace wanted further discussion on this matter. He stated that the thing that is bothering him, that we have our accountant and our auditor telling us we couldn't do a thing, that's what is creating the problems. Our accountant threw us under the bus on that and I can tell you that at least 6 of the 7 Board members are "pretty pissed" about that. He apologized to the public for having to come to these meetings and said he appreciates them coming out. It wasn't the intent to cause any problems for anybody, it was, in his opinion, to try and get the park through the audit and to make our accountant happy and come to find out there is a way to do it. Pine commented that this is only going forward. He stated that the audit wasn't looking forward, it was looking back. "That's what they strong-armed us into changing, they got that. We have got it planned out, worked out, set out, it will work, it will go. Let's go with it."
- xi. 7 ayes, 0 nays. Motion carried.
- b. Discussion and Vote of Appendix A Changes
 - i. Ewing motioned to table this discussion as there are no changes needed. Turpin second. 7 ayes, 0 nays. Motion carried.
- c. Discussion and Vote of elimination of "First Right of Refusal" in Rental Agreements
 - i. Pine stated that he is amazed that with all of the discussion that has been had about this that he keeps hearing, "if we do this we are losing campers, we are ruining the park, we are hurting the park." "All I am asking for here is to eliminate that in writing. I am not asking us to change one single other thing we are doing different. If you want to give somebody who camped in a campsite this year first dib at it, you have every right to. I am not asking for that to be changed. All I'm asking for is that legal phrase, that legal requirement that we have to honor, that we drop that. So if in the next year or the next two years we decide hey something isn't right here, we have the opportunity to fix it. We're not bound in another year of honoring the First Right of Refusal."
 - ii. Pine further commented that he is referring to the referral of First Right of Refusal in our agreements. Turpin inquired as to what could happen down the road of someone upsets the Executive Director and he/she gives their site to someone else.
 - iii. Sweet commented that to him the big thing is that we are not having to turn away campers who wants to camp. He stated that he has thought about this a lot, and the fact that we aren't turning people away, other



than one or two on Labor Day, it seems to be working. Pine responded that that he is making the point both ways. Why do we need this?

- iv. Turpin responded that it is a comfort factor. "If I'm sitting out here, I don't want to, I'm not comfortable nearly as much thinking it's at the whim of the director versus I've got something here in my hand that says I've got the right." He then stated that he will not vote to eliminate First Right of Refusal under these circumstances.
- v. Ewing commented that these people have been camping with us for a long time and they are right. They help out with our functions and that's open for everybody. They keep their sites nice. "To be able to come in here and say well we don't know if you can have your spot next year I think is an injustice to these people who have been with us all this time and has helped us make the park what it is and keep it looking nice and help us out. So to tell these people no, that if I want that spot next year as long as I get there ahead of that guy I can get it, I think that's wrong."
- vi. Pine stated that he is looking to give everyone an equal chance. He asked how many seasonal sites we have, to which Tippet responded 68. Pine further commented that out of those 68, around 63 are Out of District.
- vii. Turpin inquired as to how eliminating this would change anything. If you give it to the Executive Director who is going to keep saying yes and there is still going to be 63 people there. Pine concurred and stated that it wouldn't change anything other than the legal liability of the park.
- viii. Thomas stated that we should have some sort of First Right of Refusal on seasonals and holiday, those seem to be the most desirable periods. She continued by saying do not kick anyone out of their seasonal spots, but slowly scale back on the amount of spots available for seasonal camping. If somebody decides not to come back on a seasonal site, change it back to a regular site and see if we can fill it and make more money being just weekend or weekly or monthly campers.
- ix. Tippet stated that he would like for the First Right of Refusal to stay the same.
- x. Turpin motioned that we do not eliminate the First Right of Refusal. Thomas second. Wallace aye, Sweet aye, Turpin aye, Ewing aye, Blankenship nay, Pine nay, Thomas nay. Motion carried.

Tippet left the meeting at 7:00 p.m.

- d. Discussion and Vote leaving Deck or Camper on Seasonal Campsite
 - i. Ewing commented that this was discussed at the camper committee meeting about the decks and campers that are there. We discussed the seasonal and annual campers and leaving their camper or deck on their sites, and it was brought up that we do either or. As they are pulling out they can either take their deck or they can take their camper. If they



leave their camper, as long as it fits underneath of their camper, then things can stay. Next year they are required to take their campers out and everything off their sites. Our seasonal campers bring stuff with them and it has been addressed, that with the improvements in the campground, if they were to leave their camper there, as long as its movable within a timeframe and we can get ahold of them so they can come move it if they have to, that the only thing left on the site will be either their deck or their camper, not both. Everything had to fit within the footprint of the camper. It is the recommendation of the committee and the Director that we allow them to leave their camper following those guidelines.

- ii. Thomas stated that she doesn't see an issue with it but we charge people to store their stuff in our storage lot.
- iii. Ewing stated that we are now charging them extra to camp on that site, an additional \$200. Turpin followed up by saying that most of the campers didn't mind pulling their camper out, it is more an issue of having to remove the deck. Ewing stated that this will only apply to the seasonal sites only.
- iv. Wallace motioned to allow the seasonal campers to leave their decks as long as they move the deck to the camper's footprint but they remove their campers. Thomas second.
 1. Sweet further discussed that we charge people for storage and we should charge these people to store their decks. He feels that this is going to cause a huge problem.
 2. Sweet aye, Turpin nay, Blankenship nay, Ewing nay, Pine nay, Thomas nay, Wallace aye. 2 ayes, 5 nays. Motion not carried.
- v. Kent Waltz asked to make a brief comment. He commented that there was some conversation with some of the campers who are wanting to leave their decks that they would be willing to pay a rental fee in order to be able to leave them.
- vi. Thomas commented that our storage area is \$30/month, \$150/6 months, and \$300/year. She feels that a deck takes up about the same amount of space as one of our storage spaces. She continued by saying that she feels that if they are being charged a rate that the campers should be able to use it for all of their camping stuff as long as it doesn't interfere with the water or electric.
- vii. Waltz commented that if they move their decks to where the campers usually sit, they will be blocking the electric post. It is actually better to move them to the middle of the site, then you can still get to the electric post, the electric lines are on the back side of the site, the water's on the front of the site.



- viii. Ewing commented that what came out of the committee meeting is that you can either leave your camper or deck on your site, but not both.
- ix. Ewing motioned leaving either their deck or camper on seasonal campsites. Turpin second. Turpin aye, Blankenship nay, Ewing aye, Pine no, Thomas no, Wallace nay, Sweet aye. 2 ayes, 5 nays. Motion not carried.
- x. Thomas motioned to allow seasonal campers to leave either a camper or deck and pay storage rates. Motion died.
- e. Discussion PDRMA 2018 Loss Experience and Prevention Form
 - i. Kiger explained that the loss history is what Tippett wanted the Board to see. She further explained that if you look at PDRMA average loss, that is what they typically expect within a 5 year period. Workers Comp, PDRMA's average is 54.9%, member's actual loss 149.7%, Employment practices, PDRMA's average is 24.5%, member's actual loss 53.3%.
 - ii. Thomas stated that we are a unique park district.
 - iii. Turpin explained that it is relative to your payroll. So therefore the lower your payroll the higher your loss ratio comes in. So the \$38,000 claim on the docks would be a 1% loss for the bigger parks in Chicago, but to us it is significant. There are areas we need to keep an eye on.
- f. Discussion and Vote additional charges to payment of Audit
 - i. Kiger commented is was asked of Tippett to call the auditor to change the verbage of the bill as it is misleading that a Board member was incurring charges. She refused, she said it was an internal form that they made and she is not going to change it. Tippett was then asked to call Jeff Fisher and he has yet to call us back.
 - ii. Tippett did as Kiger to ask the Board to table this until he has a chance to talk to Jeff Fisher before moving forward with this.
 - iii. Ewing stated that the auditors will not change the statement with Lisa contacting those people. Thomas responded that they contacted her. He continued by saying that there is a lot of back and forth with Lisa in the statement and he knows that Lisa has been involved with this audit and with the integration of Campground Master, but he is curious as to why Lisa is calling them or why they are calling her. Thomas stated that Kiger did not know how it was working yet, so she was the only person who could answer those questions. Ewing asked why they didn't call the accountant to which Thomas responded that he didn't know either. Ewing stated that the emails that he has, it has the auditor contacting Thomas and Thomas asking the auditor to call Thomas on her cell phone. Thomas responded that she did because she needed clarification as to what the auditor was needing. Ewing went on to state that he doesn't remember a Board vote or discussion that elected Thomas as the



spokesperson, representative, or accountant for the park. So now we have incurred these charges that is pretty much you contacting them. Thomas responded that is not true. Pine added that Thomas responded to the auditor's request for information, which was discussed at the finance committee.

- iv. Turpin stated that he does not like the way that the statement is worded, but he does not think that these are charges that were incurred by Thomas. Who was going to ask the questions and how were the questions going to get answered?
 - v. Ewing stated that this has been going on for months and now we have \$6,000 in overages.
 - vi. Wallace responded that the auditors did not let us know like they were supposed to until there was already \$5,700 worth of charges and they said that there may or may not be more additional charges.
 - vii. Sweet stated that he brought it up at the last Finance Committee meeting because he could not vote on it the way it was presented. It gives the impression that she incurred debt and a Board member cannot incur debt. He had the same concerns but he got the same explanation that Ewing just got. He further commented that he wishes that Tippet didn't have to leave so that he could tell Ewing what he told him, that Thomas was doing what she was supposed to do.
 - viii. Turpin motioned not to pay the bill at this time. Blankenship second. Blankenship aye, Ewing aye, Pine aye, Thomas aye, Wallace nay, Sweet aye, Turpin aye. 7 ayes, 0 nays, Motion carried.
- g. Discussion and Vote to write off uncollectable debt
- i. Kiger stated that she was going through collection and she presented about \$14,000 worth of uncollectable debt that she saw and it was a simple situation of we don't even know or have proof that these people even checked in to these reservations. We have the charges in the system and some of them have deposits on these reservations. Upon further inspection, we still have debt from 2016 that she doesn't see us collecting. We have brochure money that she doesn't see us collecting. Kiger stated that Thomas spoke to one individual who said he did not give permission for the ad to be run in our brochure. Kiger is asking the board to write off these debts in the amount of \$3,746.29. As of now we still have 2017 debt in the amount of \$4,086.25 and 2018 debt in the amount of a little over \$10,000. It's mostly within camping, with electric, charged fuel, and a little bit in cabins. Everyone has been billed.
 - ii. Wallace motioned to write off the uncollectable debt for 2016 and brochure debt in the amount of \$3,746.29. Thomas second.



1. Sweet wanted to further discuss this matter. He asked what the benefit is for writing this off. If someone owes him money he likes holding it over their head until they pay him. Kiger explained that by keeping this on the books it's an extra weight that you are dragging with you. It's the opinion of the auditors to not have any debt carried over to the next fiscal year. Either get it paid off or write it off at the end of the year if we cannot collect it.
 2. Thomas asked if we are going to flag these customers and attempt to collect the uncollected debt if they come back. Kiger responded that we could do that. Thomas stated that she doesn't see any reason that we cannot reinstate it.
 3. Wallace stated that Kiger said that there is some of that debt that we cannot be sure isn't an error on our part. Kiger responded that we do not have anything stating that they even checked in. It could have been a no call no show and in that case we invert the charges and keep the deposit as a cancellation charge and call it done.
 4. Ewing said if the people owe us money, there has to be a way to get it off of our books, but there still has to be a way that we can collect it. Kiger stated that we can take them off of our books but we can keep it within our reservation software system. We can put in a memo and flag the customer that way the office and gatehouse can both see the memo and try to collect the charge.
- iii. Blankenship aye, Ewing aye, Pine aye, Thomas aye, Wallace aye, Sweet aye, Turpin aye. 0 nays. Motion carried.

11. New Business

- a. Discussion and Vote on Tax Levy
 - i. Turpin commented that they need to look at whether to keep it the same or reduce it. He would like to see the park reduce the levy by 5%.
 - ii. Wallace stated that currently our levy is \$184,000
 - iii. Pine stated that we are not collecting enough money for the audit.
 - iv. Wallace stated that he agrees with Turpin and drop the levy by 5%. He stated he doesn't believe in raising taxes. He feels that a lot of the problems with the government is that they are mismanaged and they are not taking care of people's money. He feels that the park is doing well this year. We have a good Board and good staff.
 - v. Turpin commented that his point is that if we are not a good enough Board and good enough administration to cover \$10,000 or 5%, and he stated that it is probably because of his background, in his 15 years as the County's Supervisor of Assessments. He stated that he preached and preached that the taxes are too high. The problem is that nobody will



spend any less. He suggests that we set the standard, and take it down 5%. If we can't cover \$10,000 with over \$1,000,000 budget, then we are the wrong people to be on this Board.

- vi. Ewing asked if we are going to kick this back to the Finance Committee.
 - vii. Wallace commented that we are missing an important part of the discussion, and that is Tippet. Turpin stated that if he cannot find \$10,000 than we have the wrong director.
 - viii. Pine commented that this year's budget was an \$85,000 deficit.
 - ix. Wallace doesn't feel that we did a bad job on the budget, he feels it was based on bad information.
 - x. Pine asked if we lower it 5%, are we covered doing that? Turpin responded that he would verify this in writing with the Clerk. Thomas suggested that we ask the attorney instead. Turpin responded that was fine and directed the issue to Kiger to have Tippet check with the attorney.
 - xi. Ewing motioned to table the vote on the tax levy. Blankenship second. 7 ayes, 0 nays. Motion carried.
- b. Discussion and Vote Selling of 1997 Dodge ¾ ton truck
- i. Wallace motioned to sell the 1997 Dodge ¾ ton truck. Blankenship second. 7 ayes, 0 nays. Motion carried.
- c. Discussion and Vote Selling Houseboat
- i. Ewing motioned to sell the houseboat. Turpin second. 7 ayes, 0 nays. Motion carried.
- d. Discussion Cyberliability
- i. Kiger stated that this went along with keeping credit card numbers on file.
 - ii. No more discussion
- e. Discussion Disclaimer's and Lease Contracts
- i. Kiger stated that the new contracts are in the Board packets and he ask that they all take a look at them. They were are created by the attorney at the request of Tippet. He would like for the Board to look at them to see what they like and do not like so that they can be discussed and voted on at the next meeting.
- f. Discussion Tree cut on Park Property
- i. Kiger explained that over by the dam, a gentleman by the name of Bishop mistakenly cut one of our trees down. Tippet spoke to him and Bishop told Tippet that he would sell the tree and give the park the money.
 - ii. Blankenship requested that when he comes in to pay for the tree, we ask what kind of tree it was.
- g. Discussion ATV Trails fence and trees destroyed



- i. Kiger explained that that this happened between the two gates at the ATV trails. An excavator pushed over our trees and destroyed our fence. We spoke to Tom Murphy. Clint Murphy admitted to doing it. They told Tippet that they would make good on the situation. Tippet called Knight and Associates to survey the area to verify that it was park property and they did verify that according to the maps it is park property. For them to actually redo a survey it would cost between \$900 and \$1,000. Tippet and Haws went out there and took pictures and there is quite a bit of damage. The next step would be to make a police report and proceed.
- ii. Sweet stated that his concern is whether or not this was a road right of way.
- iii. Blankenship inquired as to whether or not they logged it before they pushed it all out, did they log on us, did they just push some trees over? He stated that he was told that there was a log truck there and that there is some trees missing, and something is dug up.
- iv. It was discussed that the Board will let the Director handle the issue.

12. Committee Reports

- a. Campers 10/01/18
 - i. Ewing reported that the campers committee discussed the Appendix A change, Advanced Reservations, and First Right of Refusal. He stated that they have pretty much discussed everything that came out of the campers committee meeting during the meeting this evening.
 1. Next meeting is 12/06/18 at 6:30p.m.
- b. Community Parks
 - i. Wallace reported that there hasn't been any meetings for a long time. However, he wanted to discuss that Tippet had shown him a letter that he had received from legal counsel for York Township. They are wanting Tippet or the Board to come down and look at all of the things that need to be fixed at the York Township Park. Tippet and Haws already went down there once and met with somebody. He said that Tippet asked him what he thought about this, and Wallace stated that he told Tippet that Young and the attorney need to come here to meet with us. Wallace stated that we are only hearing from one entity from that township, Karen Young, and he would like to hear from more of them as it seems like she is doing this on her own. Wallace stated that he is unsure of her position with the township. He stated that he would like to have this meeting during a community parks meeting rather than a regular meeting. Wallace stated that we have been going around and around with them for a year to a year and a half and we tell them that we are going to give them something and then we don't hear nothing from



them. Now we have heard from their attorney, so maybe get a community parks meeting scheduled with Karen Young and her attorney and we will go from there.

- c. Dock – Cancelled
 - i. Ewing commented that the meeting was cancelled because nobody showed up. He requested that Kiger email the Board about the dates and times of the committee meetings so that everyone is informed.
 - ii. Thomas inquired as to what the committee was going to discuss. Ewing responded that erosion rates, the high school fishing tournament, and the basic erosion fund for dailies. He stated that at the next meeting they will discuss the erosion and launch fees and the bass tournaments and what we are going to do there.
- d. Finance 11/12/18
 - i. Turpin stated that they have already discussed what happened at that meeting.
- e. Fishing
 - i. None
- f. Master Plan
 - i. None
- g. Policy
 - i. None
- h. Trails – Cancelled

13. Executive Session 5ILCS 120/2 C-1, C-3, C-11, C-21

- a. None

14. Vote to Approve/not approve; Open/Close Regular Board Meeting Executive Session Minutes 09-20-18

- a. No vote

15. Adjourn

- a. Wallace motioned to adjourn the meeting. Turpin second. 7 ayes, 0 nays. Motion carried.
- b. Meeting was adjourned at 8:00 p.m.