

MOBILE MANOR INC., AND WATER COMPANY BOARD MEETING 12/18/2019

RODNEY CALLED MEETING TO ORDER AT 0230 PM

PRESENT: VP RODNEY, DIRECTORS JOHN, KEN DOOLEN, KEN BOYLAN, PAUL AND SECRETARY ETHEL.

ETHEL REPORTED TREASURER'S REPORT AS MOBILE MANOR INC. BALANCE IS 28,669.37, MOBILE MANOR WATER IS 22,589.72 AND SAVINGS BALANCE IS 14,055.25.

SOCIAL CLUB: TO DATE WE HAVE 3185.22. COFFEE AND DOUGHNUTS MADE \$24 ONE WEEK AND \$23 NEXT WEEK. CHRISTMAS DANCE MADE \$14.50. PAUL PROPOSED CHANGING SOCIAL CLUB MEETING TO SAME WEEK DIFFERENT DAY AS MOBILE MANOR COMMUNITY MEETING. PAUL DOES NEWSLETTER AND CALENDAR AT END OF MONTH.

PAUL ASKED WHAT TO DO WITH P AND L STATEMENT IN JANUARY. GIVE TO PAULINE.

WATER CO. REPORT: RODNEY REPORTED NO WATER BREAKS IN TWO WEEKS!

MOBILE MANOR INC.

OLD BUSINESS: LAWN MOWING (CONTRACT). PAUL SUGGESTED CONTRACT SHOULD BE PUT OFF UNTIL NEW BOARD IN MARCH. RODNEY, JOHN WOULD LIKE PRELIMINARY CONTRACT PUT TOGETHER TO BE SUBMITTED OR NOT. NEED FOR PROPOSAL AND OR JOB DESCRIPTION OF MAINTENANCE WORKER, IE HOW OFTEN TO MOW GRASS ETC. PAUL AND KENNY BOYLAN WILL MAKE A LIST OF THINGS TO BE DONE. DISCUSSION OF WHETHER TO MAKE CONTRACT, PROPOSAL OR JOB DESCRIPTION. DISCUSSED INSPECTION OF WORK AFTER IT IS DONE .

WORKMAN'S COMP UPDATE: looking at policy costing \$1700 as opposed to \$612. This would cover 2 office workers and one full time maintenance worker.

BYLAW SPECIAL ELECTION JANUARY COMMUNITY MEETING: KEN DOOLIN QUESTIONED ART 4 NO 5 AND ART 5 NO 9. JOHN WILL WORK ON WORDING TO MAKE MORE CLEAR AND DISCUSS AT COMMUNITY MEETING IN JAN.

SECURITY:MICHELLE FROM SHERIFF'S OFFICE WILL HOOKUP INCITE CAMERAS IF DESIRED. WOULD LIKE CAMERAS AT BOTH ENTRANCES, CLUB HOUSE, AND FENCE LINES.BOARD WILL POSSIBLY ASK BOB NELSON TO HELP IN SETTING CAMERAS UP. KEN BOYLAN SUGGESTED WE ALSO LOOK INTO RING FOR SECURITY. LOOKING INTO OBTAINING NAMES OF PEOPLE WITH KEYS FOR LOCKS ON ELECTRIC GOING TO PUMPS BY BRIDGE. NEED FOR TRACING ELECTRIC LINES GOING TO PUMPS AND CAMERAS SO THAT SOCIAL CLUB IS NOT FOOTING THE BILL FOR THESE THINGS. SOCIAL CLUB ELECTRIC BILL HIGH. MOBILE MANOR PAYS 20% OF CLUBHOUSE ELECTRIC WITH SOCIAL CLUB PAYING 80%.

NEW BUSINESS: MEMBER BENEFITS FOR ATTRACTING AND KEEPING MEMBERS

ARE FREE NOTARY AND FAXING AT OFFICE{\$10/\$1}, POTHOLE REPAIR, HOME MONITORING SERVICE{\$25/NON-MEMBER}, FREE WI-FI AT CLUBHOUSE, FREE WATER TURN OFF/ON{\$15 NON MEMBER EACH OCCURRENCE}, DISCOUNTS FOR PAID MOBILE MANOR EVENTS THAT IS NON-MEMBERS WILL BE CHARGED \$1 MORE. JOHN MOTIONED WE ADOPT THE NEW BENEFITS, ROB SECONDED AND BOARD ACCEPTED AND PASSED.

DISCUSSION OF "PHANTOM" 30K DEBT FROM MORE THAN 10 YRS AGO WHEN WHEN MOBILE MANOR LOANED MOBILE WATER 30K. NO TRACE OF MONEY EVER CHANGING HANDS. LAWYER CONSULTED AND MM ADVISED TO FORGIVE DEBT \$5,000 TO 10,000 PER YR. NECESSARY TO DO THIS SO MOBILE MANOR WHEN APPLYING FOR LOAN DOES NOT SHOW BAD CREDIT RATING. JOHN MOTIONED FOR VANDAVIS TO START PROCESS TO FORGIVE DEBT, RODNEY 2ND, BOARD APPROVED AND MOTION PASSED.

RODNEY MOTIONED TO CLOSE MEETING, PAUL 2ND, BOARD APPROVED. RODNEY DISMISSED BOARD.