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Minutes

Monthly Meeting

July 11, 2024

Club House 6:00 P.M.

1. 6:00pm Call Meeting to order and Flag Salute
2. 6:01pm Roll Call: Will Bain, Garland Davis & Gladys Johnston were absent. Mike Barker had Gladys Johnston's proxy. Ryan Chapman had Will's proxy. There was a forum.
3. 6:02pm Review and approval of minutes from June 13, 2024: Motion to approve made by Billy Tynes, Ryan Chapman seconded the motion, minutes approved with 4 votes in favor and 3 absent.
4. 6:04pm Security report read by Billy and maintenance report by Mike Barker.
5. 6:07pm Office Manager's report read by Mike Barker
6. 6:10pm Treasurer's Report & Expenditures Exceeding \$2.000
 - a. Billy Tynes made a motion to approve the treasurer's report. Ryan Chapman seconded the motion. The treasurer's report was approved with 4 in favor and 3 absent.
7. 6:13pm New Business:
8. 6:13pm Unforeseen New Business:
 - a. PV Water Wells discussed by Ryan Chapman.
 - b. Water will help Kingston, Rural MCWC 1 & 2
 - c. Paid for & completed by Pointe Vista & Chickasaw Nation
 - d. 3 sites on PV Oak Ridge, LLC lots \$165,000/each
 - e. If testing/drilling is successful move water to water treatment facility to be sold
 - f. Member asked if ORPOA will have access to water, Ryan explained water will be sold back to MCWC who we already have.
 - g. Member states this is considered commercial use & bylaws would need to be changed. Ryan states that how they have read the bylaws the language seems fine to use.
 - h. Billy Tynes recommends changing language at annual board meeting.
 - i. Mike Barker wanted to know how the water wells would benefit ORPOA. Ryan Chapman explained the water will be coming back to the community.
 - j. Billy Tynes stated an insulated pump house would need to be built for each well.

- k. Member brought up by-laws verbiage change again, Mike Barker recommended to approve the test wells if PV would let ORPOA connect to the PV sewer Lagoon. Ryan Chapman said he would bring it up to his team.
- l. Member stated concern that utility lines are to come in not be moved out.
- m. Member voiced concern that PV/Chickasaws are not a utility company and could not use the utility easements. Board member states this concern would need to have more information & would come back to it.
- n. Member recommends to table discussion until annual meeting & have PV lawyers/team draw up information & verbiage change requests.
- o. Ryan Chapman moves to forward verbiage change at annual meeting with the request to move forward with test wells. Billy Tynes 2nd the motion. 4 votes in favor and 3 absent.
- p. Billy Tynes brought up pond 1 needing a new pump & light.
- q. Mike Barker let the members know about an expensive fire extinguisher that was taken from pool 2.
- r. Billy Tynes voiced concern over trash in the addition.

9. 6:32pm Old Business:

- a. Roads were discussed & Mike Barker let the members know that maintenance does what they can with asphalt & red rock. He explained the expense of both & that ORPOA does not have the fund to repave the roads at this time.

9. 6:35pm Adjourn: Billy Tynes made motion to adjourn, Ryan Chapman seconded. Motion to adjourn, 4 in favor, 3 absent.