

DIAMONDHEAD PROPERTY OWNERS ASSOCIATION

Minutes for February 2021



Board Meeting

Pledge of Allegiance

Reading and Acceptance of Minutes from Oct

Tabled Motions

- Surveys of Golf Lots - Did not have info to vote. Surveyors have not surveyed yet

Ratified Votes

Vote for new board member.

Steve Dumser made a motion, Natalie Thelen 2nd and passed unanimously.

Vote for variance on 110 Clifton Court

Denise Hoffman made a motion, Steve Dumser 2nd and passed unanimously.

Vote for variance on 215 Lost Lake

Denise Hoffman made a motion, Steve Dumser 2nd and passed unanimously.

Vote for variance on Medina Overlook

Zelma Murra made a motion, Natalie Thelen 2nd and passed unanimously.

Denise Hoffman made a motion we adjourn to executive session.

Steve Dumser 2nd, and passed unanimously.

DIAMONDHEAD PROPERTY OWNERS ASSOCIATION



Zoom Board Meeting

February 25, 2021

Approval of minutes from February 4, 2021 Board Meeting.

Roll Call:

Martha Lindvall

Natalie Thelen

Leanna Guse'

Greg Koukol

Ben Sanders

Zelma Murray

Paul Attwood

Steve Dumser

Denise Hoffman

Leanna gave a welcome and read a statement on OMNI current status.

Discussed Office Help...both employees are currently out with Covid

Meeting of the Diamondhead Property Owners Association Board of Directors

March 25, 2021

Attendees

Leanna Guse

Steven Dumser

Ben Sanders

~~Zelma Murray~~

Martha Lindvall

Denise Hoffman

Paul Attwood by Zoom

Greg Koukol

Approved

Meeting was called to order by Leanna Guse

Pledge led by Ben Sanders

Minutes read and approved. Greg made the motion, Steve 2nd and it they were approved unanimously.

Gary Welch and Logan Cole presented financials for 2019/2020

Leanna made announcement concerning Pond View Estates. They will be dues paying and will be using the South Gate.

Leanna made announcement about kids smoking in club house and playground equipment being torn up.

Steve asked what other options we have besides liens.

Martha made announcement on 19th Hole. We are still looking for applicants and are will to negotiate all.

Denise made a motion to adjourn, Steve 2nd and passed unanimously.

Votes Taken:

Steve made a motion and Greg 2nd to hire Fenter Elec to move pole at South Gate and correct electric bill of Blue Moon. Passed unanimously.

Steve made a motion and Martha 2nd to purchase Kabota utility vehicle outright. To be used by maintenance, golf and road crews.

**POA Board Meeting
Minutes from April 22, 2021**

President Guse called the meeting to order, Natalie Thelen led the Pledge of Allegiance.

President Guse did a roll call, those present were Guse, Sanders, Thelen, Hoffman, Koukol, Attwood, Dumser and Lindvall. President Guse announced the resignation of Zelma Murray.

Denise Hoffman made a motion to approve the minutes of the March meeting, Natalie Thelen seconded, motion passed unanimously.

Police Chief Joel Tyner reported on the draft resolution that prohibits the discharge of firearms in Diamondhead, with the exception of protecting life and property. There are penalties for violations. Judges in Garland and Hot Spring County must approve our resolution. A motion was made by Hoffman to approve the resolution, Dumser seconded, and the resolution was unanimously approved.

Natalie Thelen reported on the finances, and read a statement prepared by Finance Chair Nancy Smith. The budget has been audited through December 2020, and all bills are current, and employees are being paid. A motion to ratify the 2021 budget was made by Thelen, seconded by Dumser, motion approved unanimously.

The water heater in the clubhouse is not working. Replacing the 85 gallon tank that is located in the attic would be around \$10k; another option would be the tankless water Heaters. Paul Attwood agreed to research this option.

President Guse discussed the Beer Permit that allows beer to be sold in the Pro Shop. The ABC has guidelines that must be followed regarding the size of can and maximum number that can be purchased. The distributor is not allowed to supply coolers; there is a cooler in the 19th Hole that can be used. Beer must be ordered weekly. Also, residents had been given incorrect information about bringing their own liquor to drink on the 19th Hole patio and in the banquet room. Absolutely no alcohol may be brought on to the premises. Residents are asked to comply to ensure we maintain our license.

Ben Sanders reported the property surveys for the Springbrook ramp area had been completed. He has asked if someone in the community had a riding mower, they would donate to keep the grass cut. Entergy has given approval for a dock to be placed at the ramp. The cost is approximately \$1000, and we have received a \$250 donation towards the cost.

The survey of lot 650 was done in order to affirm the lot was sold by a company that did not own it. The lot owner filed a claim with the title company and received compensation. The lot is part of the golf cart path and belongs to Diamondhead POA. Our attorneys are working to get the \$35,000 that was paid for the lot.

The merry-go-round in the Kiddie Park is out of service until further notice due to vandalism. A plastic component has been broken and the sharp edges could cause injury.

The patio furniture at the 19th Hole will be painted by the Beautification Committee. They will also be revamping the flower beds at the entrance.

The deadline to submit applications for the 5 open board positions is April 30th. Send resumes to Kathy Pearce.

President Guse has been gathering information needed for our annual audit and will submit it to the Auditors by April 30th.

Martha Lindvall reported the pool will open Memorial Day weekend and close on Labor Day as usual. Youth 14 and under must have parent's approval if not accompanied by an adult. The pool passes will be available at the pool, no pictures of passes will be accepted. A pool manager and attendants will be hired. 400 more passes need to be ordered. A bid to maintain the soft drink machine at the pool was not considered as we currently maintain the supply and keep the profit.

Steve Dumser reported 4 lots were being cleared on Stonebriar and the debris was being taken to a lot on the Southside. The contractor will not get a refund on the permit fee unless the lot where debris was dumped is cleaned as well.

The POA Board wishes to acknowledge and thank Lola Tate for videoing and broadcasting our meetings.

Denise Hoffman made a motion to adjourn, Dumser seconded, and it passed unanimously.

Approved 5/27/21
Denise Hoffman,
Secretary

Emergency Meeting, Friday June 4th at 9:00 am.

The meeting was called to order. In attendance: Martha Lindvall, Greg Koukol, Ben Sanders, Leanna Guse, Kim Goodman, Steve Dumser, Denise Hoffman, Paul Attwood was on Zoom.

Martha asked for the emergency meeting to discuss pool issues, 1) people dumping children 14 and under at the pool without supervision and 2) keeping pool passes at the pool.

1) The parents are supposed to sign waivers of liability, and an adult must be at the pool. Pool supervisor and attendants are not responsible for watching children and there is a sign posted saying Swim at Your Own Risk. Martha was concerned that a parent or guardian should be with them. Steve made the point it did not specifically say the parent/guardian needed to be present, only reads that an adult be present.

2) The office is closed on Friday so pool staff needed to have the passes for rentals, and for those that want to leave them there. Apparently that hadn't been clearly communicated. Leanna called Haley during the meeting and got her voicemail, she left her a message that said the passes will stay at the pool, and she needed to follow instructions.

Some kids jumped the pool fence and went swimming. We already have 2 cameras and it was decided they would be installed at the pool. A light (possibly in the parking lot) is needed because it's too dark for the camera.

Golf carts are being driven on the tennis court. If the identities can be obtained, Joel will give a warning to the parent.

Pool staff need to ask people to clean up their trash. If they don't, they will be asked to leave.

VRBO and other home rentals will be given 2 passes per bedroom in the unit. It should be noted they are for VRBO, etc. A surcharge for homes that rent was discussed briefly and may be considered. Ben mentioned seeing a SUV loaded with teens getting

Eddie was asked to tell the board about the chip and seal project. The areas needing repair are the ones with the most traffic. We have not paved roads in Diamondhead, they are all chip and seal.. He will work with the original bid funding figure. Eddie will get the work scheduled.

There was no more business, Greg Koukol made a motion to adjourn, Denise seconded, and the motion passed unanimously.

After the meeting adjourned, Haley called Leanna back. Most members were there and listened as Leanna sternly told Haley the passes were to be kept at the pool

minutes approved 7/22/21

Denise Hoffman, secretary

24 mdr
POA Board Meeting, 6-~~23~~-21 7:00 PM

Ben Sanders called the meeting to order

Steve Dumser led the Pledge of Allegiance

Roll Call: Present—Paul Attwood, Natalie Thelen, Steve Dumser, Martha Lindvall, Ben Sanders, Denise Hoffman, Ray Rossett, Absent--Kim Goodman, Greg Koukol

Ben thanked Leanna Guse for all the work she has done for the POA. He also acknowledged Chief Tyner, Officer Hunicutt and the Lake Catherine State Park Ranger for their presence, we can always count on them to keep the peace if necessary.

Committee Reports:

Golf: Paul Hilliard thanked Bill Donnelly for painting the yard markers on the course, the Scramble on the 25th is almost full, there will be a 4th of July 4 Person Scramble and the tournament in September is filling up.

Safety: Mike Wyatt reported on the safety audit of our street signs. So far, over 40 STOP signs are needed. They will be metal posts and signs. The committee could use more members.

Police: Chief Tyner wants everyone to watch their speed and look out for children! The speed limit in Diamondhead should not exceed 25 more. Golf carts, atv's, etc., must obey laws applicable to vehicles. Chief stressed in case of emergency, call 911 first! That will ensure the call will be recorded. The Independence Day Parade will be July 3rd at 10:30, first responders, fire trucks, an ambulance and the helicopter are scheduled to attend. Free hot dogs and drinks will be provided by the Lions Club.

Roads: Eddie has 2 similar bids for repair and chip and seal on Diamondhead Drive, he said the first available would get the job, which will be around the end of August. Some pot holes are being repaired by his crew.

Max English announced he had collected \$100 for cans which he donates to the POA.

ACC: Ben reported there are 12 houses being constructed and 4 new permits have been issued. He said Jack Plumlee informed him that he still owns lots and is still a developer in Diamondhead.

Kathy Pearce—

Pool Committee: thanks to Eddie and crew for maintaining the pool. Hailey Shoebridge is doing a great job running the pool and the 4 Seasons Golf Club donated \$300 to the pool.

Election Committee: Candidates Night was a big success and we had a full house. Updated bios and questions asked of each candidate and their answers are on the website. 1 candidate withdrew, Roger Devore, and there are 10 candidates for 6 positions. Ballots will be mailed June 30th, votes must be in the envelope provided and be postmarked by July 31. Counting will take place Monday, August 9th at 10 AM in the Banquet Room, anyone can attend. The new board will be installed Saturday, August 21st at the Annual Meeting.

Finance Committee: PPP paperwork will be submitted for \$117k loan forgiveness, the Bookkeeper and some board members sat in on a video conference on the subject. Dues are coming in and lots have a delinquency rate of 30% and homes 3.5%. Our financial statements are 3 months behind and Bill Bellamy will come in and assist in getting them up to date for auditing. The internet was out several days

and the router went out and delayed the bookkeepers work. Our bookkeeper Brooke is doing payroll instead of using an outside firm.

Old Business: We have 3 candidates to evaluate to operate the 19th Hole. Hot Springs is looking at regulating VRBO Rentals, we will wait and see what they decide before we set anything up.

New Business: The POA Office will now be open half days on Friday 8-12, the office staff will rotate days.

Ben suggested we look into an events committee to promote our banquet room and the 19th Hole.

Ben is concerned that future assessments could be costly for residents. To discuss the topic, Denise made a motion, Steve seconded to cap assessments at \$300 per year. A resolution is not binding, but a vote from the community could change the by-laws would be the most likely route. It would require a review by our attorney. Martha suggested we table the motion and get more information.

There being no more business, Denise made a motion to adjourn, Natale seconded and it passed unanimously.

approved 7/22/21
Denise Heffner
Secretary

POA Board Meeting Agenda 7-22-21

Pledge of Allegiance

Roll Call

Approval of minutes from June 24th

Old Business:

Discharge of firearms resolution

New Business:

Ratify straw votes:

Cooler purchase, dishwasher lease, 19th Hole Lease with Scott Brake

Approval of street sign purchase

Fire lane painting in clubhouse parking lot and spaces by golf cart storage paint handicap stripes.

Dog catcher agreement

Proposed fee for large trucks entering Diamondhead

Other

Adjourn to Executive Session



BOARD MEETING MINUTES

For

9/16/2021

Directors

Ben Sanders
Greg Koukol
Ray Rosset
Martha Lindvall

Natalie Thelen
Paul Attwood
Emily White
John Combs
Barbara Koukol

Announcement of Executive Committee:

President - Ben Sanders

Treasurer - Ray Rosset

Vice President – Greg Koukol

Secretary – Martha Lindvall

Committee Reports were given by

Chief Tyner on Security and Safety, Eddie Gilbreth on Roads, Golf Course, and Pool.

Eddie Gilbreth was presented with the Citizen or the Year award.

Suzzi Combs, Chair of the ACC reported 19 houses are in construction, proposed the DPOA keep the \$250.00 permit charge, charge \$25.00 for trucks and gave figures to be considered for future charges for the DPOA

Kathie DeVilbiss announced that Bingo would be on the first and third of every month beginning in October and every following month thereafter. She also made a drive for membership for the Lions Club who sponsors the Bingo games. Lions Club will be hosting a business EXPO on October 24, 2021.



BOARD MINUTES

SEPTEMBER 23, 2021

The meeting was called to order by Ben Sanders followed by the Pledge of Allegiance.

All board members were present except Emily White.

The minutes of the Annual and board meetings were approved.

Guest speaker Shawn Rodrigues from Resort gave information on fiber optics and prices.

NEW BUSINESS

- Kayla Hulsey requested an H-2 status on her property and requested to speak to some one other than office personal. At this time, H-2 status has been denied by the board. *MOTION was made by John Combs to decline the H-2 status; Greg Koukol seconded.*
- Joel Barnhart also requested H-2 status on properties L1541 & 1542 on Stonebriar also denied. Natalie Thelen motioned; seconded by John Combs.
- Jane Womble requested payment for damages to her golf cart \$2648.67. This was tabled for the October meeting.
- David Chalouka
- Mrs. Boyd's concern about golf balls on her property has been addressed and actions to help prevent this occurrence.

MOTION was made by John Combs for the bank endorsers to be the Executive Committee: Ben Sanders, Greg Koukol, Ray Rosset, Martha Lindvall. Seconded by Greg Koukol.

Golf Cart rental is being reviewed by the board.

OLD BUSINESS

Permits for trucks and how to collect monies for each trip is still under discussion.

MOTION to adjourn by Greg Koukol; **SECOND** by Natalie Thelen



BOARD MINUTES

October 28, 2021

The meeting was called to order and the Pledge of Allegiance was made.

All board members were in attendance with John Combs and Rau Rosset by phone.

A motion to approve the minutes was made by Greg Koukol (1st) and seconded by Natalie Thelen.

GUEST SPEAKER:

Gary Pritch made a presentation about the building inspection for Diamondhead which will be taken under consideration. The board can make a resolution to this effect.

NEW BUSINESS:

The position for a GM was discussed.

Deadline for the financials to be up-to-date for the office was set for December 1, 2021.

The gate on Pebble Beach was tabled until quotes can be acquired.

Greg Koukol expressed a desire to create a Teenage Park to be considered for the upcoming Spring.

An asphalt roller for the road work was discussed. Old roller needs new engine and hydraulics. Renting a roller was discussed until one can be purchased. Motion was made by Emily to rent an asphalt roller for use right now. Seconded by Paul Atwood.

The need for mats for the entrance to buildings was tabled.

OLD BUSINESS:

Jane Womble golf cart damage was discussed. The cost of repair was \$2,700.00. The former GM, Bec Dwyer, said the DPOA would pay the charges. The request was denied by the board. All were in favor of NOT reimbursing Jane Womble with Martha Lindvall and John Combs recusing.

OTHER:

UPDATE on boat/ramp: Donations were made in the amount of \$250.00 by Gary Pritch and \$250.00 by the Wildlife Committee.

Boathouse??? Is unpermitted and is on Diamondhead property. Suggestion that we buy for the boathouse.

Discussion was made about the lights for the Pickle Ball court. Lights were not in correctly. This will be addressed at a meeting with the Pickle Ball people.



BOARD MEETING MINUTES

NOVEMBER 18, 2021

All board directors were present.

Minutes were approved with an amendment.

Paul Attwood was announced as the Vice President

Suzzi Combs gave a report for ACC:

Each board member was given a packet on State of Arkansas Regulations – Fire Prevention Codes for residential construction for review.

Exempts one story storage buildings and driveways

Need to review to review ACC Regulations

Tabled for further review

Need for heavy equipment fee – revenue to go directly to Road Fund

Regulations on permanent generators may also be needed

Official forms for Variance request are needed

Consideration for two informational packets. One for New Homes and one for Existing Homes

Suggest (January) to invite trades people to come in and review proposed regulations and develop a directory for those who provide any construction, insurance, etc. services to Diamondhead residents.

A Certificate of Occupancy is issued by the DPOA and it is issued once inspections have been completed. We currently do not have any "Teeth" in our regulations regarding inspections. May want to look at Punitive response to inspections not being done if they are required by our DPOA.

2/10 Warranty is essentially an insurance policy issued by the builder to provide a warranty for extended period of time by the builder.

Suggestion: To look into requiring GPS coordinates and a termite inspection to our requirements.

"Building Official" must make inspections, and that inspector must be a "Licensed Home Inspector" in order for the DPOA to provide a Certificate of Occupancy

Ray Rosset gave the Financial Report by reading the prepared statement made by Nancy Smith, chairman of the finance committee.

Meeting with auditors on November 9, 2021. They have not completed the audit. Another meeting is scheduled next week and target for completion by external is at the end of the year.

June and July financials were available to the public.

August financials and adjustments on all reports may be made based on auditor's input.

YTD, 5 of 8 of the departments have favorable outcome on the budget.

Increase in delinquencies in both lots and homes

Legal fees related to OMNI are \$45,000 YTD

Last year legal fees to OMNI \$65,000.

June report is favorable to budget

Administration did not meet budget

19TH Hole exceeded budget as it was closed – no revenue

July – Administration was favorable to budget

\$700.00 misappropriation of funds was found. It is reflected in the financial report. Will be looking into last fiscal year also. A police investigation is ongoing at the present time.

Changes have been made within the office for stronger internal controls.

Two People required to count deposits; two people to sign checks

Authorized to sign checks are the following

Greg Koukol, President; Paul L. Attwood, Vice President;

Raymond A. Rosset, Treasurer; Martha C. Lindvall, Secretary;

Brooke Lovell, Office Manager

Paul Attwood will be accepting applications for Chairperson for the Election Committee which need to be approved by the Board. Current members are:

Don Oseroff, Tony Walsh, Larissa Walsh, Gary Pritch, and Gina Jennings.

Doug Stephens addressed the board regarding the upcoming LIONS CLUB FISHING DERBY on 4/26/2021. Lions raised money for charitable organizations.

Fishing Derby – For underprivileged children in area schools. (7)

Fish provided by the Fish and Game Wildlife – New regulation: State requires names of all participants; open to the public all year.

Private signs must be taken down

“NO FISHING” on the golf course side will still be in effect due to safety precautions.

MOTION was made and approved for the LIONS CLUB FISHING DERBY on 4/26/2021.

Golf Cart Rental/ Storage – An Agreement has been developed for this purpose. All who store golf carts will be required to sign this Agreement and pay a fee for rental of the storage. The DPOA will not be

responsible for any personal property including the golf carts. Damage or theft will be the sole responsibility of the owner.

Paul Attwood – Discussion of additional fee to anyone in the construction involving heavy equipment (extreme weight) brought into the community. A \$250.00 fee is currently in effect for heavy trucks. This money is no longer returned to the builder. Average number of trucks per Suzzi for a new builder is approximately 12 big loads. If trucks are less, no refund of money. If trucks are more than 12, a \$25.00 charge will be added for additional trucks. Board understands that enforcement of regulation will be difficult, and much of this matter will be a matter of trust between all parties. Monies collected will be placed directly in the Road Fund

RESOLUTION made by John Combs to increase the cost to \$300.00. All funds received will go directly to the Road Fund. Approved Unanimously

Golf Committee report was given by John Combs. Currently, golfers can buy a \$5.00 bucket of balls for the practice range. Golf Committee is asking for half of that revenue collected be placed directly into improving the driving/practice range. Ray Rosset asked as to how this would impact the revenue to the Golf Budget. Further discussion with Paul Hillard is needed.

The **RULE/ REGULATION** for Firearms in Diamondhead was approved.

Ben Sanders reported about Springbrook Boat/ Dock

Deadline for this to be completed is 11-30-2021.

Kimberly Bogart is the Entergy contact – No response at this time

Estimate secured by Diggs Company

Residents have made contributions to help with the cost.

Greg Koukol advised that new mats are needed for several entrance to buildings. Estimated cost for 8 mats (\$300-\$400).

MOTION: To secure mats from Emily White, seconded by John Combs. Motion carried.

Barbara Koukol will secure 8 mats.

Greg announced that the Pickle Ball lights were not approved to be installed and the installed lights are unsafe **and** propose a hazard. They will be removed. Greg has trying to communicate with the representative for the pickle ball with no results so far. Greg asked the community to please help with contacting him/her. Greg has secured a bid for additional lighting for this area.

GUN/RULE/REGULATION

Judge who approves this document must have the actual resolution and official minutes of the board meeting approving the regulation before approval is granted.

MOTION was made to adopt the GUN/RULE/REGUALTION as read. Motion passed.

February 14, 2021, is scheduled for a hearing in Garland County Court related to the OMNO case.

DISCUSSION OF SHORT-TERM RENTALS:

Hot Springs is adopting rules and regulations to monitor short-term rentals. It appears to be related to occupancy based on available bedrooms and parking.

Diamondhead short-term rentals currently advertise community amenities such as the pool when open in the summer. Additional nonresidents are therefore using the pool.

Should there be a fee to owners of short-term rentals to help pay for amenities used by their renters?

Owners have a right to do what they want with their property.

There have been some problems with STR here in Diamondhead and policies and procedures regarding this issue apparently need to be discussed and researched further.

Meeting Adjourned at 8:50

Respectfully submitted by

Martha Lindvall, Secretary

