

PVC Board of Directors Meeting April 8, 2017

Bill called the meeting to order. Bill said that since there were only four Board members available for the week, he used the article in the by-laws to delegate to Clyde Camp Jerry's duties for 7 days.

Beth took roll. Bill Maxwell, Rory Riff, Sandy Schulze, Beth Wolfe, Clyde Camp (temporary Board member) were present. Jerry Coleman, Darrell Williams, and Bobby Privette were absent.

Roger opened the meeting with a prayer. Bill led the assembly in the Pledge of Allegiance.

New members were welcomed. Louise Ramien Lot 105 (applause), Kathy and Steve Burnett Lot 171 (applause), John and Jo Maske Lot 209 (applause), Jimmy and Gina Vance Lot 253 (applause)

Bill bragged on Roger and Carole Martin, our **work campers**. They agreed to stay with us over the past winter full-time. The grass was planted; gardens were weeded. Bill reported that Roger comes up with all kinds of great ideas. He has reworked the bathrooms completely except the floor tiles, which are planned to be replaced. Owners should go take a look at those bathrooms. PVC has become their park. They are watching everything for all. He just this morning helped new owners get in. They are doing way more than their pay of the use of a lot. They are greatly appreciated. (Applause)

Beth's Secretary Report - Beth thanked the **outgoing Board** members individually. She started with Jerry Coleman, Main Man in Charge of Permits, who stepped in easily to take the first year of Earl Denham's term and did a wonderful job and thanked him. Next she thanked Bobby Privette, Director of Water, Sewer and All Things Moving Through Pipes, who took a great deal of his time to help her get the flow of her job. She added that he was like a tidal wave sweeping PVC along to upgrade the park's water infrastructure. Then she thanked Rory Riff, Director of All Things Financial, who has been on call for her to keep adding and subtracting the addresses of new and former owners so the directory was reconciled with reality. She also said she could bank on him always making sure she didn't feel like a complete idiot with all her questions. Lastly she thanked Sandy Schulze, Queen of Fun and Merriment, who accepted her offer to help in the pavilion in 2013 and turned it into many opportunities for amusement and an entertaining friendship. She also noted that Sandy has kept the R and R in the RV park. (applause) Beth stated that in the envelope with your welcome letter this month is the statement. At the **bottom of the maintenance fee form** there is a new feature - a check box if an owner wants his/her PVC mail sent during the season to his/her PVC mailbox, if he has one. She requested that owners review the information typed there to make sure it is correct because that information goes in the directory. The **new directories** will contain the newly revised Covenants and By-laws plus a new Highlights of the Covenants section. It's only 2 ½ pages of the most useful Covenant items written in simple English including a direction to where the full item is listed in the 18-page document. This will save time when looking for that one thing. The directories will be on sale at the May annual meeting (May 27 at 10:00 a.m.) for \$5. The new governing documents are already posted on the **website** at PVCOA.com. She requested that every lot be registered there so they can get activity updates, water updates and have access to the contact information of the other 162 lot owners who have registered. Only one registration per lot is needed. Along with the welcome letter is the **nomination form** for the 2018 Board of Directors. She requested that owners think about their friends and neighbors who would make excellent additions to the Board. An owner may also nominate himself/herself. Four Board members will be cycling off the Board this year. One form may be used to nominate several owners. Owners must have closed on their property prior to Sept. 2, 2016 to be eligible to run. **Name tags** are on sale for \$10 apiece. Provide Beth with your name, lot number and a check or cash and she will get them ordered. (applause) Bill reminded Beth to ask that the **minutes**

of the previous Board Meeting and Workshop be approved as posted, which she did. Rory made a motion to accept the minutes and Sandy seconded it. All members voted to accept the minutes, so the motion passed.

Bill presented **Bobby's Water and Sewer Report**. Bill recognized that **Bobby** has spent many long hours to finish the progression that Joe Cuce started to improve the park. He got new valves, signs made and installed, and lift stations replaced. Ten **lift stations** have been redone. Some were more extensive than first thought. The tanks were replaced, but all the pumps didn't have to be replaced because they were working fine. Bill stated that Bobby's effort was appreciated. Georgia has 52 counties under a **water ban**. White County is one of those counties. The Level 2 Drought Response guidelines have been emailed and will be posted. Pressure washing and vehicle washing is prohibited. PVC could ignore the ban because it is a private concern and has deep wells. Previous boards have gone along with county water restrictions and Bill is continuing that. Bill stated that he would rather be able to always turn on the spigots and have water. Bill asked American Water how PVC's water was doing and about the water ban. American Water reported they are having wells go dry every day in White County, so PVC is trying to conserve. The ban also says that licensed commercial pressure washing is allowed. Bill stated that his stance is that they can't come in here to use park water to do it. If they bring in their own water, they may. PVC needs to try to protect its wells. Hand watering with an automatic nozzle on the hose or with watering cans is allowed at any time. The word will be gotten out as soon as the ban is lifted. The water ban has no impact on cleaning up each lot but no pressure washing of RVs, decks etc. If the water or septic system shuts down, the campground is done. In other communities when they lose their wells, they have dug to find more wells but it has been difficult. Sometimes they can't find water. The recent rains are running off and going into the rivers not the aquifer.

Sandy's Activities Report - Bill said that **Sandy** has given hours and hours of her time tirelessly for the Activities Committee and we owe her a major amount of gratitude. (applause) Sandy stated that this is **her last Board meeting** and she has mixed emotions about it. She has had the privilege of serving as the head of Activities for 4 years. She has had the pleasure of working with the best people with the interests PVC at heart. It's a group effort and she couldn't have asked for more support. She humbly thanked everyone. She said she hoped Alide enjoys it as much as she has. Monday morning at 8 a.m. the Ewerts, lot 83, are having an artist **carve a bear** out of a tree stump with a chain saw. Bring chairs and put them on their driveway and watch him carve that bear. Wednesday, April 12 at 10 a.m. is the Activities Planning Meeting and everyone is welcome. The committee needs all the ideas and help it can get. On **Easter**, April 16, at 4:00 p.m. is the first Easter dinner ever at PVC. Please sign up in the breezeway and state what side dish you are bringing. The committee needs to make sure enough ham is ordered. The **PVC yard sale** will be Saturday, June 3, and headed by Cathie Opava. It costs \$3 to participate with a maximum of 2 tables used. Sandy then added she needs a **clean up day** for the kitchen to get it ready for the season's use. See Sandy to volunteer. Tuesday or Thursday would be great days before the dinner. Becca Roby is our **Sunshine Lady**. If you know of anyone who is ill, had surgery or had family members pass away, let Becca know.

Rory's Treasurer's Report - Bill started by joking with **Rory** and then saying that Rory has done an outstanding job for the park. He added that he goes well beyond what is expected as a treasurer and the park and the Board appreciate his efforts. He's done a great job. (applause) Rory stated that it has been a **wonderful experience** to serve for five years on the Board. After his first year as secretary, which was not his favorite job, he spent the last four years as treasurer. He added that it has been a joy. The owners are very cooperative. Checks keep coming in. He will keep involved but he will miss being on the Board. He hopes to be on the Finance Committee as well as others. The **total assets** of the park are \$235,502. The account-by-account breakdown is posted on the website and bulletin boards. Most of that money in the checking account will be redistributed to the different

funds except the money that needs to stay in to keep the minimum balance above where the bank charges fees. The **water and septic fund** is down because of the eight lift stations done during the winter. It was estimated that no more than \$6,000 per station would be required. We spent \$38,000 for eight of them. So the park did well with the estimate. The balance sheets will be posted today. He thanked everyone and wished them a good season. Clyde made a motion to accept his **balance sheet**. Sandy seconded it. All voted in favor of accepting it, so the motion passed.

Clyde gave **Jerry Coleman's Architectural Report** - Jerry Coleman could not be here because of a seriously ill family member. Clyde stated that right now there are a couple of new permits being applied for. **Jerry Murchison** was introduced as the incoming Board member who would be the chairman of the Architectural Committee. Please do not expect a permit within an hour because it won't happen. If you're going to order a **12' wide trailer**, get with the A.C. **before** ordering it so the Architectural Committee can get all the information that has to be filled out. Right now the county is taking a while to get the permits out. There are some people who've been waiting a couple of weeks at least. If anyone has any permit or any questions, please ask. Clyde won't charge for answers. (joke) Clyde joked a little with Rory, which brought laughter and applause. All forms are on the **website**. If you need something before the new Board takes over, fill in the paperwork and bring it to Clyde. He does not have a printer.

Bill gave **Darrell's Grounds Report** - Darrell had to take his grandson back to VA. Bill said the **rolloff** is getting full. It will be emptied April 12. Please break down as many things as possible before they're put in. If not, the large items, like a BBQ grill, take up a lot of space if they aren't at least partially disassembled. The cardboard boxes need to be broken down before going into the **dumpsters**. Waste Management comes Tuesday and Friday to empty the dumpsters. Dumpsters are for household trash and garbage only. It is not for propane tanks. **Propane tanks** can't be put in the rolloff either. A couple years ago there was an explosion after someone put a small propane tank in with the yard refuse before it was burned. The **pool** company is going to come out on the 12th to take the cover off and start the process to get the pool open. It will be open by Memorial Day weekend, and perhaps before, if the water is ready sooner. There are some drains on the pool deck that are old and brittle and breaking. There are openings where a child's foot could get caught. That pipe is a specialty item and it's expensive. Bill was going to present it for a vote today, but he felt it was too expensive. So that is going to be tabled until it can be assured that that is as low a price as it can be. If that's the only way to get it done, it will be paid. It may have to be done before the pool is allowed to open.

Bill's President's Report - Bill stated our **work campers**, who do an outstanding job, have agreed to sign on for 2 more years. (applause) The **caretakers**, with Clyde Camp at the helm, did an outstanding job this off season. Bill gave an example of a door left unlocked accidentally all winter and nothing was missing or out of place. The caretaker program gives us an opportunity to not have full-time residents in the park but keep those people who were here two years ago in the park during the winter through the court and the county's rules. Any construction needs **permits**. If the job is replacing wood, that's maintenance. If it's totally torn down and replaced, that's construction. If the color is the same, no permit is needed. The **speed limit** is 10 mph for cars, motor homes, 5th wheels, and golf carts. Please slow down. No one wants any accidents. If you don't have your foot on the brake after the gate, you are speeding. Please please please slow down!! Bill and Roger put the plastic up in the **pavilion** and it will remain up until it gets warmer. The plastic did a good job keeping the place clean. When the plastic is taken down, it needs to be removed carefully so that it is not ripped, nor is the Velcro. Bill suggested that owners check their **skylights and vent covers** to make sure they aren't leaking. After the hail storm, some were damaged. It's difficult to see that from the road and Bill is not planning on getting up on each owner's RV. **Leaves** need to be cleaned up and the bags need to be put 2 feet away from the road. Because of the water ban, please don't burn them.

Perry came to pick up two loads of full leaf bags in his trailer yesterday. If a tree is cut down, the company needs to take care of that. Small limbs need to be cut in four foot lengths and bundled and tied and also put two feet from the road. The **owners' membership meeting** is Saturday, May 27, at 10 a.m. Please attend and drag your neighbors with you. It's the owners' meeting to bring up what's on their minds. If an owner wants to **rent** their lots, it is during the season listed as April 1-Oct. 31. Last year some renters had **signage** on their vehicles. No commercial signage is permitted on vehicles. It needs to be covered. A **Dish network** has been installed in the pavilion. A deal was made to get it set up there and the work campers could access it from their camper for the price of one hookup. Rory got that deal. Roger will make something to house the equipment. It is a minimum package with local channels. Somehow this year there needs to be better **supervision of children**. The children can't come to the pavilion and help themselves to the things in the kitchen and the drinks. They can't have a party and have Roger clean up afterwards. When Roger hears a ruckus, he comes to the pavilion to see what it is. Then the children run away. The Board wants them to have a good time, but they need to be supervised. The rule is that a golf cart needs a licensed driver to operate it. We have a great park and we want to keep it that way.

Clyde wanted to remind everyone to **not let anyone in the gate** if they don't have a clicker unless it is known they belong here. There do not need to be people roaming through the park. If someone wants to see if something is for sale, all the numbers for the realtors are at the real estate office and the lots for sale are listed there too. The gate is part of our security. Don't let them in. Sandy added that if you see someone sitting at the gate, ask them who they are here to see. Let the gate go down after you've gone through, but block the entrance so they can't follow you. Rory added that there is a landline phone on the wall of the laundry if someone needs to call someone to come let them in. Stop and let the gate go down if you notice a car waiting there.

There was no old business or no new business to discuss.

Comments from the floor:

Gene Ewert Lot 83 - complimented Roger for doing such a fantastic job of looking after this park. (applause)

Lynn Harris Lot 103 - wants to have directions so everyone can operate the TV with the Dish. Bill said instructions would be posted.

Diane Maxwell Lot 244 - asked if Easter was a "bring a covered dish" event. Sandy responded that it was and attendees could list the item planned to be brought when signing up in the breezeway.

Ray Schulze Lot 212 - suggested that people put your phone on GPS while in their golf cart so the driver could see how fast he/she was going.

Clyde made a motion to adjourn. Sandy seconded. All were in favor so the motion passed.