

BOARD OF DIRECTORS MEETING MINUTES  
April 12, 2013

MEMBERS PRESENT:

|                  |                |
|------------------|----------------|
| Clyde Camp       | Kenneth Killgo |
| Elizabeth Carter | Joe Cuce       |
| Sandy Schulze    | Tom Grice      |

President Clyde Camp called the meeting to order and asked Sid Brangham to pray, followed by the Pledge to Flag. The work campers, Thomas and Shana Wells, were introduced.

SECRETARY'S REPORT:

ELIZABETH said the minutes from the last meeting, October 12, 2013 are posted on the bulletin board for everyone to read and asked that they be approved as posted. Kenneth motioned to accept minutes, Tom seconded, motion carried.

She explained that the annual letter was delivered yesterday. She said the letter stated that the Rules were included with the letter but since there are going to be some changes to the Rules, they were not included.

She said one of the Association computers needs to be replaced. It was apparently struck by lightning. The repairman said the mother board is fried. She asked for permission to purchase a new computer. Tom motioned to purchase a new computer, the amount not to exceed \$600.00, Kenneth seconded. Sandy suggested an extended warranty be purchased also. Motion carried.

TREASURER'S REPORT:

ELIZABETH read the financial report for March 2014 in Rory's absence. The report has been posted on the bulletin board. Kenneth motioned to accept the report, Joe seconded, motion carried.

ACTIVITY COMMITTEE REPORT:

SANDY said the committee will meet Tuesday, April 15<sup>th</sup> at 2:00 PM in the pavilion to discuss the calendar for the 2014 season. She would appreciate any suggestions from the owners. The Pipeline will be out in May but in the meantime the activities will be posted on the board by the gate. She reminded everyone of the Pot Luck tonight at 5:00 PM.

CLYDE said there were a couple of activities this winter that everyone enjoyed and he hopes that is the start of many more activities for the year.

ARCHITECTURAL COMMITTEE REPORT:

KENNETH said if an owner gets a permit from the Park or the County, they have to be displayed in plain view for everyone to see it from the road. There have been incidences when the permit has not been displayed and owners have been coming to him asking if a permit has been issued for the work. The requirement for permits will be the same as last year. General maintenance does not require a permit. Painting a cabin the same color does not require a permit. New construction requires a permit from the Park as well as the County. Screen awnings and awnings require a permit. Roof caps do not require a permit; nor do new roofs on a cabin require a permit. If you have any questions as to whether a permit is required, please see a member of the committee.

The "For Sale by Owner" board has been unlocked until this week. Someone keeps removing owner's fliers for selling their property; therefore we had to lock the board. If you want to put a flyer in the board, see a Board member and they will unlock it for you. In the near future, the fliers will have to be a certain size so the board will look neat and organized.

Beginning Monday, April 14<sup>th</sup> UPS will start leaving packages at the old real estate office. The office will be unlocked and the packages will be placed inside. There might be a transition period so if you are expecting a package, check there.

Next, he said "his favorite topic, dog poop". Every year someone comes to a Board member and complains about owners letting their dogs run loose and pooping on private property or greenbelt areas. The Rules say dogs must be on a leash and you must pick up after your dog. If you rent your property, you must make them aware of the rule. A majority of the infractions are by renters. It is not the responsibility of the Board members to inform your renters. It is your responsibility. A lot of the problem is occurring at the trailer parking area and when the owners are parking their trailers, they are stepping in the poop. That is common space also so, "PLEASE PICK UP AFTER YOUR ANIMALS".

I had an unexpected visit from Wayne Paulson, Inspector for the Building Dept. of White County. There were some fires in Mountain Lakes during the winter and they were not happy about it so they are really going to crack down on infractions to the building codes on everybody to make it fair. He said we do not have any problems and he is pleased with the owners of Paradise Valley. He said they are going to enforce the County rules and if you have a cabin on your lot, you must have an RV on the lot before you stay in the cabin. If you do anything that requires a White County permit and do it without the permit, you will probably get caught and might have to tear it down. We will not report you; we don't require it and we don't enforce the County rules.

JOE said he would like to add to Ken's comments. He said last year the contractor working for him did things as he had always done them in the Park. In his defense, he probably did what he did to Joe's cabin that he had done several times when building in the Park. The new Inspector goes by the book and it is for the safety of the owners. The Inspector told Joe he is tired of the owners calling them screen rooms because they are homes and will be built according to the guidelines for a home for our safety. He failed 4 inspections because it was not according to code.

KEN said electrical work is the main problem. The Inspector said he has had requests for 400 amps going into an RV.

CLYDE said our covenants require an RV on the lot and that is a rule we will enforce.

**WATER & SEWER:**

JOE said he wanted to thank everyone who helped during the winter in his absence: CLYDE, JERRY COLEMAN, BOBBY PRIVETTE AND VINNIE VESCUSO. Some leaks were found but were capped off before any major damage was done.

New valves are going to be installed on side No. 1 of the park so that when the water has to be shut off, it will only affect a few lots and not everyone on that side. While the valves are being installed the water to everyone will be shut off for approximately one hour, and it will not be done on the week-ends. Since valves have already been installed for the other side of the park, all the "band-aids" to the water will have been fixed. The work is expected to be done in May. He reminded everyone he has magnets for the refrigerator with the "do's and don'ts" of the septic system. **DO NOT PUT GREASE INTO THE SYSTEM. DO NOT PUT ANY KIND OF BODY WIPES OR PERSONAL HYGIENE TYPE MATERIAL INTO THE SYSTEM.**

He said it will take the majority of his budget to install the valves so any expenditure for the septic system will have to come from the contingency funds and he doesn't want to have to

go into that fund so he asks everyone to cooperate and help protect the system.

The largest complaint is the odor of rotten eggs in the water on No. 1 side. He said he had the water tested and there is NO sulfur in the water. When you have an odor like rotten eggs it is because there is iron in the water which causes iron bacteria which smells like sulfur. The hot water is probably the cause of the smell. Especially if you are away for a while. You should let the water run for a couple of minutes and it will get rid of the odor. (He had some printed material on how to flush the tanks for those who wanted it).

CLYDE explained that during the winter there were some problems with the filtration system. The filtration system was over 20 years old so it was replaced. The cost was approximately \$700.00. There have not been any problems since then.

The chlorinator has been upped and that is because water has been sitting in the pipes too long. It will be lowered when more people arrive.

#### GROUNDS COMMITTEE REPORT:

TOM said he wanted to let everyone know some of the plans for this year. The exposed wiring in the pavilion will be enclosed. The office will be painted so it will be the same color as the buildings. The pool has been painted and will be open by Memorial Day. It will be filled with water brought in by a tanker truck.

He said he was not here 3 days when Wilmer Parks asked him to help remove a 4x4 post encased in about 50 pounds of concrete from the household dumpsters. Mr. Parks had already removed a long piece of water pipe insulation from the dumpsters. The post was removed one time and was put back in the dumpster so it had to be removed a second time. At the time of the meeting, it was still lying beside the dumpsters. Joe Cuce will be installing a camera by the dumpsters that will be encased in a plastic case, to prevent someone from stealing the camera. He said he knows he is preaching to the choir but wants everyone to realize if something is put into the dumpsters, such as the pole, that causes damage to the truck or possibly the driver, the Association could be liable. All the board members have a key to the roll-off. Recently someone placed several items at the gate to the roll-off. He said he does not have a solution to the problem.

He also thanked JERRY COLEMAN, BOBBY PRIVETTE, VINNIE VESCUSO, DARRELL WILLIAMS AND CLYDE for helping during the winter.

No decision has been made as to keeping the laundry open next winter because this winter owners who used it turned the heater off, left the door open, left the lights on and washed dog blankets in the washers. The heater had to be rigged so it could not be turned off, the door had to be locked after 5PM and doghair had to be cleaned from the washer and dryer. He will be leaving April 14<sup>th</sup> and will be back for the Annual Membership Meeting May 24<sup>t</sup>. He suggests reading the Rules to everyone at the Annual Meeting. He thanked the work campers for doing a great job.

JOE suggested since we are changing to 2 large dumpsters, why not add a small dumpsters designated for items that cannot be put in the household dumpsters. TOM said that will not work.

SANDY suggested a camera that can be monitored by computer. JOE said this is a deer camera that is motion detected and will take pictures of anyone entering the dumpster area. The pictures can be downloaded.

TOM said he appreciates all the owners present and said the covenants are an agreement between all owners.

KENNETH said the website is up and running and is very easy to navigate. There is a section for "For Sale by Owner" listings and there are only three listings of property for sale. If an

owner wants his property listed, they should send the information to Elizabeth at [pvcoa2012@yahoo.com](mailto:pvcoa2012@yahoo.com). We get quite a few hits on the website and it may help you sell your property and it will not cost you anything to list it.

He recommends we purchase a second camera to install in the laundry room so we can see who is washing their dog blankets in the washers.

CLYDE said Bill Dotson's sent a mail advising that he made a promise to Sally Jones that he would purchase a rose tree and plant it next to the one she planted in the memory of Ray Jones in the Memorial Gardens. That will be done before May 13 .

He said the Board of Directors will follow the same rule as last year and business will be conducted from 8AM 'til 5PM Monday through Friday, except in case of emergencies. During the winter, he was gone for two weeks and received several calls from owners regarding problems. There were beavers in the creek, which were caught. Horses in the park, problem solved.

There is a rumor that the Board was contacted by a TV service in town who wanted to take over the cable TV service. That is not true. Last Habersham Electric came out here and discussed telephone and internet service only.

BOBBY PRIVETTE has agreed to serve as Chairman of the Nominating committee.

#### OLD BUSINESS:

We spoke to the attorney about the building where the cable equipment is stored. We were advised since it is abandoned equipment we can remove it and get rid of it. We have been told the equipment is obsolete. The tools currently stored in the room next to the office will be moved to that building. We have been having problems with Waste Away, our current trash disposal provider. They make early morning pick-ups, trucks leaked and they would not return calls or show up for previously scheduled meetings. Therefore, we are changing to Waste Management. It will cost approximately \$20.00 more per month but we should not have any problems with them.

#### NEW BUSINESS:

#### COMMITTEE APPROVALS:

##### COVENANTS COMMITTEE:

Elizabeth Carter - Chair  
Kenneth Killgo  
Tom Grice  
Bill Maxwell  
Bernie Berk  
Ray Schulze  
Rosie Gass

##### GROUNDS COMMITTEE:

Tom Grice - Chairman  
Bill Maxwell  
Elizabeth Carter  
Ted Dietz

##### ARCHITECTURAL COMMITTEE:

Kenneth Killgo - Chairman  
Elizabeth Carter  
Pat Grice  
Darrell Williams

Ted Dietz

Bob Lucas

##### ACTIVITIES COMMITTEE:

Sandy Schulze-Chair  
Lin Ewert  
Janice Camp  
Shirley Williams  
Rosie Gass  
Elizabeth Carter  
Sue Riff  
Paula Noble  
Rebecca Roby

##### WATER & SEWER

##### COMMITTEE:

Joe Cuce-Chairman  
Bobby Privette  
Jerry Coleman

Kenneth motioned to approve committees, Joe seconded, no discussion, motion carried.

#### COMMENTS & QUESTIONS FROM OWNERS:

Paula Noble-Lot 125 asked if owners could be fined for violations to the dumpsters.

Answer: That is in the rules and fines are being established.

Rosie Gass-Lot 147 asked why the roll-off gate has to be locked, why it can't be left open.

Answer: That has been tried and owners fill it up with yard trash.

Jan Timoteo-Lot 59 asked about a stain in her toilet caused by the iron.

Answer: That is from iron in the water caused by the failure of the filter. It can be removed with "Iron Out". She asked when our fiscal year ends and if the excess funds will be put into the reserve accounts. Also how will the monies be divided between the accounts? She said last year it went into the Contingency Reserve Account.

Answer: ELIZABETH answered our fiscal year ends April 30th and any monies in excess of \$10,000.00 will be transferred into the Streets and Water Sewer reserve accounts. She does not think anything will go into the Contingency Reserve Account. The increase in the dues will go into the Reserve Accounts for Streets and also Water/Sewer. JAN asked why we keep \$10,000.00 in the checking account. ELIZABETH answered, the type of account we have requires a minimum of \$10,000.00 be kept in the account.

CLYDE: Said the next time we have the roads done, they will have to be completely redone. They cannot be resurfaced again; they must be taken up completely and redone. TOM said there are some "alligator" sections that can be repaired. CLYDE said that is why we have the reserve accounts.

Dawn Privette-Lot 161 suggested we post the name of anyone who violates a rule or covenant so everyone will see it. Everyone present agreed.

Wilmer Parks-Lot 63 asked if an owner wants a valve replaced can it be done at the time the shut-off valves are being installed. Answer: JOE said if an owner wants to replace the shut-off valve on their lot, they should do it while the water is off for installation of the shut-off valve.

Janice Camp-Lot 39 said she and 4 others are walking for cancer May 10<sup>th</sup> in Atlanta.

They invite others to join them. They are taking donations.

ELIZABETH reminded everyone that the bulletin boards at the laundry room are for community news and activities in the Park. Lots for sale by owner ads are not permitted on the boards. They can only be placed in the board by the gate. If an ad for property for sale is placed on the boards by the laundry room, IT WILL BE REMOVED.

CLYDE said today is Elizabeth's last meeting as a Board Member. He thanked her for her help. There will be 3 positions open for the Board of Directors next year.

The meeting was closed.

Respectfully submitted, Elizabeth Carter Secretary