



BOD Meeting 4/13/19

Rory Riff, President called the meeting to order, welcomed everyone to the first BOD meeting April 2019. Rod Gibson led us in prayer and Rory Riff led the Pledge of Allegiance. Carole Winter, Secretary took roll. Karen Cantrell, Treasurer; Kathy Gibson, Activities; Pat Grice, Architecture; Jeff Hamm, Water/Sewer; Rory Riff, President; Carole Winter, Secretary; were present and Darrell Williams, Grounds was absent.

Rory asked any new owners to please stand and be welcomed: 3 new owners were present, Bill and Mary Alice Gladis, Lot 96; Gail and James Walls, lot 9; Richard Sexton and Connie Bolton lot 142.

Rory welcomed all and introduced new PVC Board members Karen Cantrell, Treasurer, Carole Winter, Secretary, and Rory Riff, President. Rory called for BOD members reports and to report on who their Committee Members are.

Secretary, Carole Winter Report: Busy time as there are three letters to be mailed within the next week with feedback and action due by Mid-May. The first letter is The Welcome Back letter with general information, the second letter is for the HOA Fees, due Mid-May and delinquent on June 1st. If delinquent there is an additional 10% charge. The last letter is the Nominating letter. There are 5 openings for 2020 BOD and Teresa Rogers is serving as Chairperson for the nominating committees this year with Lynn Harris and Judy Stewart as committee members. Another 2 people are needed for this committee so if you wish to volunteer please let Terri Rogers or myself know you would like to serve. Also, I've been asked to advise anyone wanting their statements to be hand delivered due to transient state of mail just let one of us know and we'll make those arrangements.

Please return nominations by 6/15 then committee will contact all those honored and seek approval for their nominations, a Meet and Greet is scheduled for 7/13 after the board meeting and 8/31 is the general election.

2020 updated Directories will be available at 5/25 General Membership meeting so please make sure all of your information is updated either via the PVCOA2012@yahoo.com email or returned with your mailing. Remember the General Membership meeting is everyone's opportunity to be heard, ask questions, and make suggestions for improving PVC. This meeting is led by a Park Owner nominated by the attendees, who facilitates the process.

My last item is to report on the meeting with PVC attorney Martin Welch. Rory and I met earlier this week to review the residency letter drafted the end of last season. The letter has been finalized and Rory will call an executive meeting to further discuss and establish protocol for this item to define how we are going to implement the process. This will allow the BOD to present the information to you for clarification.

Activities, Kathy Gibson Report: Activities Committee meets on the Monday prior to the BOD meeting of every month at 10 a.m. and owners are invited, Kathy stated she is requesting input for different events, such as Cherokee trip, 2 yard sales are coming up during the June Sept/Oct timeframes, Game nights and movie nights with popcorn, every Friday has Ice Cream Social and the last Friday of month has Root Beer floats and Bingo, 2nd Thursday of each month will be Anne Raptis's quilting class scheduled for 9:30 a.m. for setup, class will begin at 10 a.m. Special thanks to Barbara Camp, Shirley, Jane, Sue Riff and to those of you for cleaning the kitchen and Sales office.

Tonight, is our Easter dinner potluck, and the Park is providing ham and drinks.

The committee is requesting recipes for a PVC cookbook. In addition, we are planning an event to include old pictures of yourself to challenge folks to identify you from the old pics. T-shirt will be offered as a prize! When the next Pipeline is released a calendar will be in back with all activities posted.

Please register on the website at pvcoa.com to view general Park information/activities. Kathy would like to meet with any new owners in the Park that are present at meeting directly after the meeting to provide information and registration.

Committee members: Sandy Schulze, Kathy Hyman, Marlene Barton, Sue Riff, Tony Shearer, Anne Raptis; motion made by Pat Grice and seconded by Karen Cantrell to accept committee members all approved.

Water/Sewer, Jeff Hamm Report: We've had a busy year so far, generators have been installed, Pump house 1 now up to code, like brand new. American Water replumbed and added filtration system and it is now running with 6 tanks. Dehumidifier installed to extend life of tanks, pump house 2 needs same things done reinsulating system and also installing dehumidifier, dry run to be done on generator for lift stations. Jeff stated that Park was built in 91 so things need to be replaced such as 5-7 main valves in the park over the winter. Water shutoffs may be done to replace others as needed. Additional valves are needed to be installed this year to isolate zones. North Ga to do septic tank test in May.

Committee members: Ro Soucy, Joe Cuce, David Welling; motion made by Carole Winter and seconded by Pat Grice to accept committee members all approved.

Grounds, Darrell Williams report by Rory Riff: Privacy fence being installed at pool, 6' wooden sections with lattice at a cost of \$1800.00, gutters and downspouts needed on pumphouses \$800.00, siren system replaced and installed on gate, road paving needed to fix 2 high/low spots that catch water. Precision paving will do the work and we have a \$3100.00 estimate. Motion made by Jeff Hamm and seconded by Kathy Gibson to accept paving request all approved.

Our upcoming projects include recoating of roads which has been recommended and Park approved for every 5-6 years which will cost between \$22,000 - 25,000 and will be scheduled this fall. Paving will be done in sections to allow uninterrupted traffic flow throughout park. Lastly pool deck will be repainted and pavilion repainted with park volunteers, at that time pool railing will also be checked for loose boards.

Committee members: Bill Gregory, Billy Camp, Wally Pero; motion made by Kathy Gibson and seconded by Carole Winter to accept committee members all approved.

Architecture, Pat Grice Report: There have been a lot of permits requested and no issues. The Architecture Committee meets on Thursday at 10AM, all are invited and may volunteer for the committee. Pat announced she is resigning in June and Rory advised that he will post the board vacancy on the PVCOA website and request volunteers to fill the term until March of 2020. The position will be filled as a Board position from the candidates elected in August of this year for the 2020 term.

Committee John Maske, Gary Jarvis, Phil Mathews; motion made by Jeff Hamm and seconded by Karen Cantrell to accept committee members all approved.

Treasurer, Karen Cantrell Report: Reviewed financial statement, Rory requested board members review the information as this was our first meeting of the season and financials had not been presented prior to this meeting. The financials will be posted on the Bulletin Boards located by Mailboxes on Side 1 and in the Park across the Creek on Side 2 for owners' reference. Rory is mentoring Karen through the transition. No motion for this report because first report will be reviewed and accepted at next meeting after the board has had an opportunity to review.

Committee Members: Barbara Camp, Ann Raptis, Shirley Williams; motion made by Jeff Hamm and seconded by Kathy Gibson to accept committee members all approved.

Rory followed committee reports with the following comments: Cindy Gregory now authoring the "PIPELINE," doing a great job. Also upcoming is the yearly "ride around" in the beginning of May. Two board members will verify that trailers are clean, yards and driveways free of weeds, lawns mowed, etc. a checklist has been developed and will be used during the ride, if violations are observed a letter will be sent to the lot with a 30 day notice stating what's wrong, if after 30 days the Park **will** hire someone to do the clean-up work. That cost and the associated maintenance fine will be charged to the individual owner. A reminder that speeding in the Park is anything over 10MPH for any vehicle. A speed gun is available, and a volunteer will be checking for speeders. At the next board meeting a picture will be posted and maybe the person will be embarrassed which should help the speeding situation. Mailboxes are available if needed but all trailer spots are taken, however if you need a spot let us know to add you to the wait list, and just a reminder you can't keep a trailer on your lot over 48 hours.

Also, PLEASE pickup after your animals. In addition to Kathy Gibson's report I just want to let everyone know that Karaoke is coming up and it is a lot of fun. Stay tuned for the dates.

Rory concluded the meeting with an update on the Caretaker program. He advised that Caretaker numbers and % need to be revisited with definitions and the overall program will be revisited. We have had some losses in caretakers and responsibilities also need to be reviewed. Terms such as "Fulltime Resident" need to be defined as there is no "full time" residency. Also, Rory wants Waste Management contract to be revisited for this July and other providers will be solicited. He will perform the review.

New Business: No new business identified

Old Business: No old business identified

Rory then opened the meeting to the audience for comments and questions:

Lot 236, Anne Raptis, requested clarification as to the drainage ditches. She asked who is responsible for cleaning them as mosquitos are coming. Rory advised ditches on your lot are your responsibility to clean, we may have mosquito disks that we can provide to help alleviate the problem. Anne also asked if there were hurricane/tornado shelters in White County. Rory responded no official shelter in White County. We will check but Bill Maxwell researched before and was advised no shelters. We will check again and we will post the information that is found. Rory also advised there is an evacuation route and map available.

Lot 18, Rod Gibson, requested that when asphalt work is being done in Park that residents are advised and possibly a list compiled of those residents that could piggyback on that work for their own private lot, put your name and contact number on the list and give to Darrell. We all get a better rate and of course it's each individuals responsibility to pay for it, Rory advised that he would start the list.

Lot 212, Sandy Schulze complimented how nice the pavilion and tables/chairs look. Kathy Gibson advised all were pressure washed by Roger our work camper, everything looks fantastic.

Rory clarified that Roger does work for the Park per Board Member requests he is not on private call.

Fred McCoy Lot 123, laundry room looks great.

Jim Zilaro, Lot 115 asked about doggie stations around the park for dog disposal, Rory advised would look into it and reminded everyone to observe for proper etiquette and that there is a fine for not picking up after your dog.

Duane Lehigh, Lot 267 asked if the Park quality of water is tested. Jeff Hamm responded that water is tested and that it is tested monthly. Reports are on file with American Water who does the testing and also with the State. Our water is filtered for sediment as well as iron and it is good potable water.

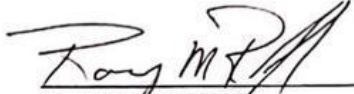
Billy Camp, Lot 170 Stated that at Joan Moehring Lots 167/168 and Janine Fontaine Lots173/175 located next door that the buzzer is out for the septic lift station alert and 2 red lights are on. He questioned whether we are replacing the light alarm. Jeff Hamm said it will be replaced with a buzzer.

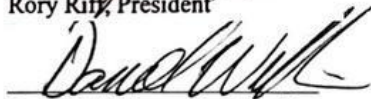
Barbara Camp, Lot 170 stated that ditches are not draining. Rory advised that he will refer to Darrell for follow-up. Rod Gibson commented that the ditches and lots will dry out just needs a little time.

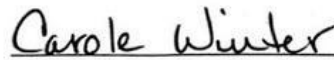
Rory concluded meeting with request to please follow our covenants, also follow architecture permitting process. Additionally, please drive carefully has seen tire tracks on shoulders and could damage drain fields if not careful.

Pat Grice made motion to adjourn, Karen Cantrell seconded. All voted in favor.

Meeting adjourned by President Rory Riff at 10:15AM.

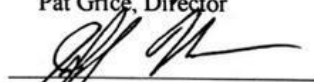

Rory Riff, President

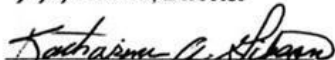

Darrell Williams, Vice President


Carole Winter, Secretary


Karen Cantrell, Treasurer


Pat Grice, Director


Jeff Hamm, Director


Katharine A. Gibson, Director