



**BOARD OF DIRECTORS MEETING MINUTES
APRIL 13, 2024**

The meeting was called to order by the President, Bobby Privette. He asked his wife Dawn to pray and then lead in the pledge to the flag.

All board members were present today.

The following are new members to PVC were recognized: Lot 168 – Troy & Barbara Kurtz; Lot 198 – Robert & Dory Hammock; Lot 204 – Kathy Vanderfort; Lot 223 – Kim & Arlene Anderson; Lot 272 Richard & Vicky Tyner.

Bobby announced we are streaming live on Facebook today. Thank you, Cindy Gregory.

Moving right along, there are several things we're going to need to vote on today.

Secretary, Elizabeth Carter: The board members have previously received the minutes to the workshop held April 10, 2024. She would like the board's approval on the minutes. Curtis motioned to accept the minutes, Joanne seconded, motion carried.

Treasurer, Linda McFarland: First, we have a new email for the treasurer only. It is pvcoa2024@yahoo.com. There are several things the board needs to vote on today relating to the Treasurer. We want to acquire 2 credit cards for the park. These credit cards would be held by Joanne and me and could be used by any board member to purchase materials or for work in the park. That way you don't have to use your own money. There are a lot of you who come by and need checks because you've spent your own money and that will keep that from happening. I am going to be honest with you. I'm not going to write your check right then. If you need money that bad, don't buy it. Come see me. I'll let you have the money to buy it because I'm going to write checks twice a month, biweekly. We decided on the 1st and 3rd Friday every month, however. I had to go ahead and write checks because some things were due, Kathy and I have been working very closely together to get some things worked out. We have a vendor who is a terror to work with. So anyway, those things I had to go ahead and take care of. I want to tell you all the invoices for maintenance fees have been sent. We did that on April 1st and they went out on April 2nd. So, if you haven't received your invoice and you are concerned about it, come see me. I can print you another copy. If you haven't given me a check yet, please put either the invoice number or your lot number on the check so I don't have to do a lot of research because I'm going to be as lazy as I can. I want to thank all the other people who have come up to me and helped fold the invoices. Thank you to everyone who helped when we needed it, especially Kathy Smith, Barbara Camp, Linda Lehigh and Karen Cantrell. Many of you have done that and I appreciate that so much. QuickBooks now contains everyone's name and address. There is something else I want to do. I want the park to buy a scanner. I have done some research. I found the best one. That's going to be about \$400.00. It's an Epson. It will do everything we need it to do. It'll scan up to 100 pages at a time and we can put all the old files on flash drives and save those in a safe and then that eliminates the filing. Going forward, we could put it all on a flash drive each year and put it in the safe. It needs to do certain things, so I chose it based on what it would do. I don't know if there needs a vote on that but if there is, I want to make everyone understands that is what I personally would like to do. I would like for us to be more tech savvy than we have been in the past. BOBBY said he wants the board to have whatever is needed to work with and not is a good time to vote on purchasing a scanner. Elizabeth made a motion to

purchase the scanner Linda has found for \$400.00, Curtis seconded, motion carried. Linda was instructed to order the scanner. She said she has checked all prices and they run from thousands of dollars down to \$350.00. The lowest priced scanner is slower and would not do some things that the \$400.00 scanner would do so that is why she thinks we should get the one presented to the board. She said she wants to gather information from anyone in the park who may be paying for things on their credit card that's on a renewal basis because when the park gets the credit cards that we're going to get, then I would like to put it on that to keep you guys from having to spend your own money and come for a check. And there are several things that are out there that are being renewed. We have a safe that we're going to store those drives in, so they will be secure, they won't just be laying around somewhere for somebody to get a hold of. I'm beginning to build a database of vendors into QuickBooks, and I'm going to try as many of those as I can to put online to pay. I ran across one while I was working with Kathy, but that's not going to happen with and that's Ace Hardware. Of course, but most everybody else is big enough that they accept payments online, so I want to start doing that. I don't know about y'all, but I personally think it's more secure than writing a paper check and putting it out there with all your numbers on it. Let's see. We're going to begin invoicing and sending other pertinent data via e-mail. So that's one reason we're collecting your e-mail addresses. Just on what I did, the invoicing process cost over \$400.00 this time. You must buy paper, you have to buy ink, you have to buy stamps, envelopes, you know, all that stuff. And I kind of kept a tab on what was going on and I thought, you know, we don't need that expense anymore that. We need to come up into the digital age here. Our fiscal year is very odd here to me because it begins on May 1st, but our season begins on April 1st and our invoices are sent out then, so I want to ask that we change that so that it begins on April 1st as opposed to on May 1st. It would require bylaws change. And we can change the bylaws. Yeah, we can. We visited our attorney on other matters recently. And we can change the bylaws. The reason our fiscal year the way that it's done now is that some people get hit pretty hard with bills due in April and then again in May. We need a motion to change our fiscal year to begin on April 1st instead of May 1st. Joanne made a motion to change the fiscal year to April 1st each year, Darrell seconded, motion carried. I want to address one other thing before I do the treasurer's report. Many of you in the park do work for the park. Clean up, construction, grading, digging, whatever. I wanted you all to know that we're going to require a new W-9 be filled out and you will be getting a 1099 at the end of this year. I will not let you go \$1.00 over \$600 without filling out that form. You have a \$600.00 maximum with the IRS before we're in trouble for paying an individual for doing work and not having either their tax ID number, your social security number or an EIN and probably not many of you have that, but we do need that, and we need a new form filled out because they changed in March of this year. So, I brought those with me if anybody is planning to do work in the park and I've already made David aware of this. You must fill out a W 9 and you must pay a little bit on your income from it, OK? No cheating, alright. I think that's all that I have. I thought I had one more motion I needed in here. Let's see. Change the fiscal year. Yeah. We get two credit cards, Joanne made a motion to get two credit cards, Curtis seconded, motion carried. The treasurer's report, our current assets we have \$15,333.63 in our checking account. The contingency reserve fund has \$43,941.17 and 17 cents. The Pavilion and Pool Reserve, \$30,154.31. Streets and Bridges has a CD in the amount of \$50,000 that is coming up for renewal on July 31st. We're not going to talk about committee members right yet. I don't think, but Colin Freidel, who is not in the park yet, has agreed to serve on the Finance Committee and has done work for two other nonprofits like us. He has done some investments and come up with the plan for them and made them quite a bit of money. So, we want to look at what he has to offer. The streets and bridges reserve fund \$31,000.00. The water and septic reserve fund has a \$50,000. CD which we'll check out how to best invest it. The water and septic reserve fund is \$37,063.81 for a total of \$87,063.81. Overall, we have a total of 257,000 excuse me. Of 257, 560.00.

Elizabeth made a motion to accept the treasurer's report, Curtis, seconded, motion carried. Thank you for all you and Kathy for all you have done, and everybody else who helped, you to get all this straightened out.

Activities, Joanne Venditto: We have some new activities that are going to be adding this year. We're going to bring back a couple of old activities that I know nothing about because I wasn't here when you guys did that. I'm just going to go over a couple of things. April the 20th, we have the Welcome back Potluck. The park will supply

ham, tea, the lemonade. There is a signup sheet out there, but only five people have signed up. So, if you could sign up to give an idea as to what you're bringing so we don't have 15 potato salads or something like that, that would be deeply appreciated. Like I said, I know nothing about karaoke. There is a great turnout. And they have fun. My high stakes bingo was totally different when they brought it to me. They came back and said I had too much. The high stakes is basically \$7.50. I think it works out well. They started out with quarters. I started out with dollars. But anyway, it's fun. We have a good time. We'll be doing something for Mother's Day. We're going to have a candle making on the 11th. \$35 She can only do 25 people. It will be here in the Pavilion. I only have 10 tickets left so if anybody is interested, please get with me and I will make sure that you're in that candle making. That's pretty much what I want to go over there for right now. A couple of things, Shop With A Cop will be our charity of choice again this year. I will have that container with me everywhere I go. We'll put it out, see what we can do. We're going to have some fundraisers. We're going to have soup, salad and breadsticks. \$5 donation to Shop with A Cop. We'll do some other things that we're talking about. Large events, Memorial Day, 4th of July, so forth. Tickets will be presold. That gives me an idea the week before how much food I have to buy. I don't want to be short, but then I don't want to have a whole lot left. Over. Tickets \$7.00 for adults, \$3 for the kids. OK, anybody that needs name tags. Please see Kathy Gibson, Kathy Gibson, are you in here or out there? New owners, if you'd like name tags, Kathy Gibson will be sitting outside. I believe the name tags are \$10. Right Kathy? OK, so if you'd like one, please see Kathy new owners. If you would please come out and meet us outside in the breezeway, we have some small welcome bags that has the directory in it. It has the old one. We'll get the new one when they are ready. A lot of my committee and the people that work mostly on activities are going to be gone a lot this year. So, if you're willing to have if you please sign up or see me after the meeting. If you have any activities you want to play or do, please see me. We're open to pretty much anything. We've had new things last year; we've got some other new things this year. Please see me. We'll try whatever you'd like to try. I'm open to pretty much anything. We do need an activity for men, so if anybody has anything for men's activity, the men are driving me crazy, and it would be nice to have something for them. And that's pretty much all I have. David made a motion to accept Joanne's report, Curtis seconded, motion carried.

Water and sewer, Curtis Rooker. We have been trying to identify the lift stations on Hidden Valley Road. We found a hole on Big Rock Road that you have to walk around to avoid falling in. We're working on trying to locate where water is entering our system, and we came up with a problem. Right now, it's close, but right now there's a hole that you have to walk around and not fall in. So, We need to either bring that up out of the ground or cap it off and bury it one way or the other. Those, those are the things that are working right now that are. Water and sewer always need volunteers. Yes, I've had water and sewer for a couple years. That's a lot of fun.

David made a motion to accept Curtis' report, Darrell seconded, motion carried.

David Pass, Architectural & Site Improvement: We have some things going on in parks. Make sure you come by and see me if you want a permit. We have 5 permits out right now, three have been completed. Two are still in progress. I think they're getting close to their 30 days start and we will be rounding those up. I've got three others that are waiting on me to issue them or to get their start times or whoever is doing their work. So that's what we've got going on here. Now I'm sure a lot of those people will take volunteers on to help them get their jobs done so. It's good to see everybody. I hope you all had a great and safe and warm winter and hopefully have a good time here in Paradise.

Curtis made a motion to accept David's report, Linda seconded, motion carried.

Grounds, Darrell Williams. Good morning, everyone. We uncovered the pool yesterday. They put chemicals in, and it should be ready in probably 2-3 weeks. We are waiting for the pool company and the county to issue a permit. We will do our first ride around April 22nd. We ride around, look at all the lots, make sure the campers are in good shape. If they have a cabin on the lot make sure it doesn't need repairs or painting, make sure the grass is cut or if gravel make sure there are no weeds growing in the gravel. The board decided to do the ride

around early in the season so the owners whose property needs attention can get it done before the end of the season.

I will get two owners to go with me on the ride around. The owner of any lot that needs attention will receive a letter noting the violation and will be given ample time to correct the situation before a second letter is sent. The bridge didn't get worked on this November so we will meet at the bridge Monday at 2:00 to access what needs to be done and proceed accordingly. I want to thank everyone who has helped me. I was looking at these committee members and I think I have the best committee, every time I ask for help with something to do in the park, I always get 10 to 15 people. That's all I have right now. BOBBY. Thank you for all you've done. The board members and the owners work a lot, we just put the news out on the fence, they get together and they just have a good time knocking boards around, whatever. DARRELL, can I say one more thing? TO ALL OWNERS: Every lot must have a 911 sign with the owner's name, street address, and lot number. The sign must be visible from the street. There are two sign companies in Cleveland and John Nash also makes signs for anyone in the park.

Curtis made a motion to accept Darrell's report, David seconded, motion carried.

Joanne: The exercise program that they do Monday, Wednesday and Fridays at 9:00 in the morning. Will begin next month. A lot of people have told me they can't come because they can't do the impact and so forth. I purchased this disc over the winter. You don't leave your chair. It's very low impact. It's not fast. You stay in your chair, you exercise in your chair, whether it be moving your arms back and forth, your legs up and down and so forth. If we have enough interest, I will do this class a couple of times a week, so if anybody has an interest, please let me know and we'll set up a date to do it.

Secretary Elizabeth: I have something to say. There have been some misconceptions and some misunderstanding regarding some things that have gone out, mainly the fact that a flier went out that there was a meeting during the winter months. Just so to make it clear for everybody, there was no private meetings other than the board meeting where we had to vote on approving our budget because we had to know what we had to work with beginning this month. So that was one thing that I really wanted to clear up so that there no more rumors going around.

President Bobby: Thank you for clarifying that. If things happen that sometimes you have to call me during the wintertime and as I told you, and I'm going to stick to this, we're going to operate under transparency and anything that I know, you're going to know. need to There is no need to have a secret. Things happen sometimes when you must call me. Any news? At this point, I think we ask if there's any old business still hanging around, we need to deal with. Good. At this time the board members are going to give the names of the people on their committee, and we will ratify them one committee at a time. ACTIVITIES JOANNE OK. I have myself, Barbara Camp, Roxanne Clement, Sandy Davis, Barbara Nash, Shirley Williams, Kathy Gibson, Shannon Garrison and Cindy Gregory. OK, that's her committee. Committee Approved. ARCHITECTURAL DAVID, Helping me out this year, John Nash. Billy Camp, Jeff Ham, Gary Jarvis and Bill Venditto. If I'm not here for any reason, just see one of these guys. They will have what you need? They're usually 30-day permits. Aware of your intake and get them done, or at least come and talk to a committee member. Committee approved.

TREASURER LINDA McFARLAND. I'm going to ask my committee to stand up for a reason. Barbara Camp, will you stand up so everybody can see you. Barbara is in charge of renting the trailer space, collecting the money from the sale of drinks in the refrigerator, and the ice. Please be sure you pay for them whenever you put whenever you decide to take them. Barbara also collects the money from the laundromat. Karen Cantrell, Karen sells the clickers, Kathy Smith oversees the mailboxes. Colin Freidel, Financial consultant, Linda Lehigh audits the monthly reports. Committee Approved. GROUNDS DARRELL, Kathy Hyman and Bill Gregory. That's the two backups. Committee Approved. Secretary, ELIZABETH CARTER, SECRETARY; Nominations, Lauren Rooker has

agreed to be the chair for the nominating committee. She has not had the opportunity to get a committee together because I just asked her Wednesday. We will be sending a letter within this next month, and we'll include in that packet a nomination form for you to nominate someone and please, please, please consider running for the Board of Directors next year. SUNSHINE LIN EWERT, Lin Ewert. I told her that is a very good committee for her because she is like sunshine. Committee Approved. WATER & SEWER CURTIS ROOKER. My members this year are going to be Garry Abair, Joe Cuce, Bill Jones and Vinnie Vescuso. Committee Approved. WELCOME COMMITTEE JOANNE VENDITTO, Shellie Pass, David Pass and Linda McFarland. Committee Approved. COVENANTS AND RULES BOBBY PRIVETTE. That's me, Bobby. We only have to do it once a year.

We have 10 minutes. I want to open the floor now to discuss things and I know that some of you want to discuss this petition. We're going to hold that off for a few minutes. And there are other issues or other things that others want to bring forward now.

LINDA KENDAL LOT 231. Really miss the calendar each month. JOANNE The calendar will be attached to the Pipeline in the future. Thank you very much. I apologize.

JEFF HAMM LOT 136. I appreciate Linda and her skill set coming from the table to support our finances. But if you think this HOA is financially healthy. You're mistaken. Right now, we have 45 septic tanks that are 40 years old. We have lift stations that are over 40 years old. We need half million dollars in reserve. We are going to have to start making some serious repairs. We have tree roots growing into our septic system and ground water seeping into our septic system. So, I'll be honest with you. We have some work to do. Thank you.

TOM HUTCHINSON LOT 264&265. I normally head up the road clean up on Paradise Valley Road. We get up front about 10:00 and try to pick a nice day. So that's what we got. I have the vest, I have the trash bags. We usually do this twice every year. So anyway, watch for if I can figure out who does the blast but I'll get somebody to put on blast on this soon. Alright, so. That's all I got.

SUE SMITH LOT 195. I just have a couple questions. One thing is we changed the year the fiscal year, so is it going to start April 1st. That's still correct. LINDA McFARLAND: We have not made a determination on that yet. Give us a little time and we'll discuss it and make a determination, SUE SMITH: OK. The reason I'm asking is for real estate purposes at this point because everything has to be prorated so we'll have to know where that cutoff point is, if it's like throwing everything from that day. So as soon as you have an answer I would like to know. The other thing is will the attorneys' offices send a request for the HOA clearance letter? Is that the email we'll use, that new address that you just gave us. The e-mail address that I just gave you would be if they're going to e-mail it, yes. If they send it in mail, I'll get it that way too.

NEW OWNER LOT ?? I'm sure y'all already have this covered, but when I heard them talking about using accounts to make online payments. We all do it at this point. You must be sure it has limited funds in it, so whenever you start moving forward, in case it gets compromised, there's not too many funds there for people to reach out for. It's just something to think about as you set up that account. I'm sure you have red flags walking in your brain.

Hi, GEORGE PHARIS: Regarding changing your fiscal year, make sure you let your tax accountant know as soon as possible because there are certain forms that have to go to the IRS to start here. But also, it's very simple. Thank you.

BRIAN MURPHY LOT 190 Are you going to go ahead and change the fiscal year here? That's great. Realize you don't have to change the date the maintenance fee is due. Which will probably help a lot of people out. BOBBY PRIVETTE, We have discussed changing the fiscal year but have not done so yet.

BARBARA CAMP LOT 170. We have updated the trail parking list. We're up to date on that. Only have one person on the list and so hopefully we'll get you something soon. If you're in here, Also, your lot number must be on the trailer parked in that area.

BOBBY PRIVETT: One little announcement I just learned from Cindy Williams Gregory. We have 36 people watching online right now. We will think about doing this every board meeting and talk about streaming and owner's staying home to watch instead of coming to the meeting.

ROD GIBSON LOT 18: As I imagine many others said, about our rate increase this year and it set me down a little bit because I want to be ready. We had inflation back in September and October. Pick up any news. So there's no reason why this couldn't be discussed at September's meeting or October meeting instead of February 18th. Can you answer that? BOBBY Maybe the information didn't get out to all the park as soon as it should have, but I can assure you it's like I told folks at the workshop. If you bought groceries lately or if you put gas in your car, you know everything is more expensive and everything that we do in the park is more expensive. Yes, it was discussed in a board meeting in October, but it was not approved. We had to vote as a board and that was why we did it in February, because we had to get everything in the budget redone because of the fact we did not have the increase in the original. And yes, as Bobby said, we do have that authority by a text message or whatever in the offseason to vote on any matter or to discuss any matter relating to PVC. It is in your bylaws. BOBBY: Yeah, we don't take that lightly, but you know we, I'm not going to do that.

DARRELL WILLIAMS LOT 67: If you have an emergency situation and need to call 911 you MUST tell the operator you are located in WHITE COUNTY when they answer. Otherwise, they will not know where to look for you. It might route you through whatever county and all they're trying to find out where you are, you know, precious time goes by. BOBBY: That's a good point. John Nash is a perfect example, they found him in a hurry. He got into the hospital. JOHN NASH. I just want to say that while I was in the hospital. We had a discussion. Where are you? So, it's very important if you call them on the phone tell them what is happening and where you are.

TAMMY BROOKS LOT 220: I would like to say thank you all for coming to the meeting today. Great turnout also, I love our community. Thank you to our Board of Directors who we have chosen to support us through a great two years. Well, some of them won't come up, but we'll get some other good ones and I just want to say thank you for everything. I love my community and thank you. BOBBY: Tammy has the happiest block in the park. Round there on the left. A lot of money though. I saw her furniture and we had to go down and get the chair. And you will never make me not love you more, no matter which way you vote. Get that straight? I expect everybody to have their opinion and to vote their own way and that's that. OK?

BOBBY: Now I'm going to tell you some things that I've done and then we can have a little bit of discussion. But there again, it's really not appropriate to be discussing it today because I've not yet gotten the petition, but since there's so much going around, I feel that we should address at least a few things. I have heard a lot of talk about what the County will and will not let us do. So, I wanted to find out some things for myself so Dawn and I on January 16th, called and had a discussion with Mr. John Cell, who is Director of Community and Economic Development. And I asked him, what are the codes governing regards to RV Park? We don't care how many people are there. Secondly, I spoke with Mr. Payne, White County Tax Assessor. He said, what he does is look at a property and puts a value on it. He said he doesn't care how many people are here. Both said that all the rules that we have of who can stay here and who cannot, who can come and go, are rules that previous boards have put on the park, not from the county. Another concern is our septic systems. We talked with John Sullivan, head of the Georgia Department of Public Health about the septic systems and he said that the park was built originally like most parks, to only be used 50% or 60% occupancy, something like that. And my question to him was, if we are only to have 50% occupancy here and there's 10 lots on this septic system, then five people are there, are we supposed to stand at the gate and tell the other five lot owners you can't come in, we're at

capacity? He said no, and that's exactly what I expected him to say. He said it's unenforceable. And I said it's unenforceable for us, too. Now I am not stupid. I do have concerns over our septic systems. Septic systems, from what I've gathered, are good for about 20 to 30 years. All of ours are there and beyond. Now whether we go full time or not. It's just a matter of time before they're going to start going out. What are we going to do? According to John Sullivan, unless we have something catastrophic, he's not coming in and shut down the park. Now we might have to tell some folks you can't flush your toilet for a little bit until we get this resolved but we're not going to shut down the park. Don't be afraid of that. As far as I've known, ever since we've been here there hasn't been a problem. Now one other thing I want to address. This business of being afraid that we're going to turn this into a trailer park. Dawn and I were riding around, just a casual ride around the park. We counted 120 park models here. You're saying you don't want a trashy trailer park. Nobody here does. That's why we have Darrell, he goes around and if he sees someone whose place is getting trashy, they get a letter and they're told to clean up their stuff and it happens. I know we got some who are perennial problems, but for the most part this is still the best park in the country. And people like Darrell and his committee will keep it that way. So don't worry about the trailer park stuff. That's a scare tactic. It ain't gonna happen. No it won't. OH yeah, some people are afraid of families moving in with a bunch of kids and I don't know how you put a bunch of kids in the camper. I've been asking this question, and I haven't really gotten an answer. What is the benefit of this petition? I don't understand it. I don't understand what is it going to bring to the park? OK. What it brings to the park. I don't know how long you have been here, but we bought in here in 2012. Everybody told me come and go as you please, but you have to be out of here two weeks. Everybody in here that I've met told me they were living under that assumption. Come and go as you please. Now somewhere along the way, for good reasons, things have changed. They add an emphasis on what the season is. It's always been a seasonal part. But then the rule started being added and changed into the place where if you stay here in the wintertime and you're not a caretaker, or the other neighborhood watch for folks who are kind of elderly and don't need to be riding around anyway. They can stay in here full time, you're right. But if you come in here, you don't have a residence somewhere outside the park. Then you can't come in here and stay during the wintertime. And there have been couples who did stay in here. They can be fined. It's \$500 and \$100 a day. So, you figure out what that is. The period of wintertime that people could be fined is by our rules as they are now. So, one other issue. There's a lot of anger and underlying resentment. You would say that when people like you, you wonderful crowd, over the fact that seven people, the board, can choose who can be a Caretaker. You say the Caretakers program is at stake. I want the Caretakers to stay. It's a great program, I think it would be excellent as a volunteer program. We gotta keep it. Now, we have 7 minutes from now. Now, you the way this thing will play out. We've already been to the attorney and talked about what we can and can't do. The covenants state that if someone brings a petition to the board with at least 20% of the population signing that petition, the board SHALL call a special meeting of the membership, which is everybody. Now if it works out the way that I hope it does and that petition comes to us before the end of April, you know we've got the annual meeting coming up in May. If we can have that special meeting so it falls on the annual meeting date, it would seem to me a logical thing to do to get both done in the same time at that meeting. It's not specified what you do at that meeting or what you do after that meeting, the attorney says. You get together and then at that meeting we will discuss it as long as people want to discuss it. As long as they're civil and nice, you gotta play nice. We do have covenants to say you make snide remarks or use profanity or anything like that, we can ask you to leave, and I will, if I have to, but I don't believe it's the people that showed up today.

JERRY LIGHTNER LOT 211: I totally disagree. I totally disagree. The other thing this is called Paradise Valley Campground, not Paradise Valley Estates. And I think going to the county and asking them about conditional full time. It has to do with. I mean, I'm sure there's a planning division in the county. My recommendation before you make a decision maybe get an architect or a civil engineer to sit down and say, do you have any fire water in here? Do we need two-way roads? It's a very tight dense population area and it's for campground, not for a full-time residency. That's something to consider. My other thing is. Based on the city. How's it been going so far? And how? And what is the variables to what? What do we have to win and what do we have to lose? And that's where it is now. The people that are staying here now have taken on the job. I'm not opposed to them

getting permanent status or something along the lines. BOBBY, I understand. I know your background and knowledge.

JANICE CAMP LOT 39: We have a home in Mapleton. We have our address listed up here but we are not actually here all the time. This winter we will only be here two months. Partly because we feel it's our duty to look after our sewer system. Clyde and Bill Maxwell went to the county to ask them to patrol the park in the winter. We ask for the police to drive through and patrol the park every day in the off season. They were told the County doesn't have the staff to do that. They won't come out and do this, so the park took it upon themselves to create the Caretaker program to patrol the park in the off season. You're saying it won't change? It will change. I'm sorry. Thank you.

BOBBY: Thank you, Janice. Without objection, this will be the last one because it is 11:30 now.

SUE SMITH LOT 195: I just want to recommend that if this is considered that it be done in a very thorough way. This needs to be researched, it needs to be presented as evidence of research for a lot about the positive side. But there is a much bigger picture than that. For those that don't know I'm in real estate. have been for a long time. I enjoy doing the good stuff in here, either here or there. The thing is, is when we put a place on the market right now with markets changed and when we put a place on the market in here, the 1st 10 times they ask if they can live here fulltime? People are looking for permanent housing because they cannot afford to be anywhere else. The first thing I say is you must have your primary residence some other place. The 2nd are investors. They cannot get housing anymore. The options they're looking for places to buy so that they can Air B&B these. If it becomes permanent, there's nothing unless we just one second. It's a much bigger picture than just saying oh It would be nice for us to change this rule and let everybody stay here if they want to. The next two or three calls I get are people that are actually looking for vacation housing. So, Yes. It would change from a real estate perspective because there are so many people who can't find housing now and my heart goes out to them, but so many people bought in here because it was a vacation resort. So many people fought for that purpose. We've got that, yeah. I just want the board to take that into consideration.

BOBBY: The board has the authority; the board will definitely listen to everybody. But the board will decide. We don't have any directive in the covenants as to what to do after you have your general meeting. But we're not the kind of people who are going to go against the will of the park once there's a vote. Then it went to the attorney. So OK, I'm going to call it. Make a motion, we adjourn. Last second. Joe, did you want to say something?

JOE CUCE LOT 230: This is a covenant you need to change, correct? BOBBY: No. This is a meeting where we get together and discuss anything and then the board will decide how to proceed from there. If the petition passes, we would have to go through every covenant that says something about it. And at the special meeting that now have the call and the petition comes to me with 58 signatures of 58 lots. A husband and wife are two people to sign that they only have one lot 1 vote. Once that comes to me, the by-laws say I have 30 days to call a meeting of the general population of the park and it has to be advertised 21 days in advance. Nothing is said beyond that.

JOE: So, quorum to vote on this. Is that what you're saying? The special meeting that's to go out. OK, so we need a quorum. So, people don't want this, they need to not show up. That's what you're saying? BOBBY: No, it would go out like a regular vote and there's a percentage. What is the percentage that we need? 2/3. I'm just saying if that's what you need, that's what I've got a board for. They're going to suggest issues, do what's necessary according to the governments and under the authority the board has. No more, no less. OK, everybody will have a chance to speak at that general meeting.

BILLY CAMP made a motion to adjourn the meeting, Darrell seconded, motion carried.

Respectfully submitted,

Elizabeth Carter, Secretary