

**MINUTES BOARD OF DIRECTORS MEETING  
PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION, INC.**

April 14, 2012

**MEMBERS PRESENT:** Clyde Camp - President, Elizabeth Carter - Secretary, Dawn Trantham - Treasurer, Tom Grice - Member, Joe Cuce - Member

President Camp called the meeting to order. He asked Lanell Coons to lead in prayer. He asked all to stand to recite the Pledge of Allegiance to the flag.

President Camp welcomed everyone back for the season. He introduced the new work campers, John & Carol Dryton.

President Camp announced that Becky Holton, Secretary had to resign during the fall because of health problems. The BOD asked Elizabeth Carter to serve until the new BOD is elected at the Annual Meeting. A majority of the BOD responded via Email to approve the appointment of Elizabeth to the BOD. (copies attached)

**TREASURER'S REPORT:** Dawn gave the following report: Balance in checking account - \$52,218; Reserve Accounts Total - \$160,367.00 for a total of \$212,585.00. The income for the month was \$39.05; for the year \$137,504.00; expenses for the month \$4907.00 total expenses for the year \$115,065.00. She presented each Board member with a copy of the March 2012 Financial Report. A motion to accept the report was made, seconded and carried.

**WELCOME COMMITTEE:** Lanell Coons said the realtor did not sell any lots during the winter. She still has 2 or 3 owners who purchased last year to welcome.

**ACTIVITIES COMMITTEE:** Barbara Tidwell reported there is a book on the table near the door of the pavilion for changes to the directory. The Activities Committee will meet April 19<sup>th</sup> at 2:00 PM and everyone is welcome. Pot Luck on May 5<sup>th</sup>; Activities Comm. meeting May 17<sup>th</sup>; Breakfast May 19<sup>th</sup>; Coffee and Fritters will be sold the morning of the annual meeting for \$1.00; Cook-out, hot dogs and hamburgers for \$5.00 May 26<sup>th</sup> at 5PM. Also there will be a yard sale on April 28<sup>th</sup> from 9 AM until 2 PM. Jan Tomateo and Gloria House are in charge.

**GROUNDS COMMITTEE:** Tom Grice reported there are 9 problem areas because of drainage. Clyde checked while it was raining for drainage problems. Tom and the work camper will work on some of the areas. If anybody has a drainage problem, see Tom after the meeting and he will check it out. The pool is not operable at the present time. It will cost approximately \$4,570.45 to open the pool. That does not include painting and tile replacement. He will contact the pool company to begin the necessary work to get the pool ready. Lawn & Grounds: \$28,000 of the budgeted amount for greenbelt maintenance and yard trash pick-up. Balance is for tree trimming, etc. A motion was made, seconded and carried to accept the report.

**WATER & SEWER COMMITTEE:** Joe Cuce reported that we had leaks last year and he thanked Clyde, Gene Ewert, Don Roane and Rod Gibson for their help during the winter. The leaks were located and repaired. We have no leaks at present. American Water installed shut-off valves to isolate problems. A new filter was installed in Well #2. If anyone in that area has a problem they should contact Joe and he will check it out. A motion was made, seconded and carried to accept the report.

Clyde said the main problem during the winter was because an owner did not turn off their water and we lost 750,000 gallons because of it. In the future if an owner does not cut off the water at the main valve to their property and there is a leak, the owner will be fined and charged for the excess usage of water. He asked everyone to check the red handle cut off handles because some are splitting because of age. Joe said because of leaks the life of both pumps has been shortened.

**ARCHITECTURAL COMMITTEE:** Clyde reported the committee has 7 permits out. The bridge will be modified to accommodate 12 ft wide trailers crossing the bridge with no problem.

**FINANCE COMMITTEE:** Dawn presented the proposed budget for approval. A motion was made, seconded and carried to approve the budget as presented. She suggested we do not increase the maintenance fees this year. A motion was made, seconded and carried. She asked for approval to more approximately \$35,000.00 from the checking account into the designated funds accounts. A motion was made, seconded and carried. No money was used from the designated funds last year.

Clyde reported the roll-off dumpster and ice is on the premises. If an owner needs to use the roll-off they can get a key from any Board member. **NO YARD TRASH OR HOUSEHOLD ITEMS ARE TO BE PUT IN REGULAR DUMPSTERS.** The fence at the entrance area will be repaired and painted. A portion of the triangle bulletin board in the pavilion will be moved to the mail box area.- Every owner present at the annual meeting will receive a current copy of the Covenants, By-Laws and Rules.

#### **MEETING OPEN FOR QUESTIONS FROM THE FLOOR:**

**Carol - Lot 94** asked if she could destroy all documents when she received the new set at the meeting. She was told yes.

**John Coons - Lot 264** said the ditch at the trailer parking area needs to be dug out. Tom spoke to Danny Graves last year about the ditch and he is going to dig it out. He also said a new law requires pools in RV parks to have handicap lifts. Tom will investigate

**Mike Opava - Lot 169** suggested owners who rent their property should advise their renters of the covenants. Elizabeth said all owners who rent have been sent a letter advising them to give a copy of rules to their renters.

**Sandy Schulze - Lot 212** asked if the rule regarding drivers of golf carts had been changed since she didn't hear it mentioned in the reading of the minutes. Elizabeth said the only changes to the rules were read in the minutes. All other rules stay the same.

**Cecil Lyle - Lot 171** asked where did the meat come from that is in the freezers in the kitchen. Barbara Tidwell said it comes from Camp Mearl. Kathy Opava stated if it comes from a military base it is illegal to sell it, There was discussion from Gloria House and John Coons stating it was not sold but a donation was requested. Mike Opava said he is a retired marine and it is illegal. Clyde will appoint a committee to investigate the matter.

**Sandy Schulze - Lot 212** said she would like to be on the committee for the trailer parking area. Tom said he wants 2 owners who own trailers and 2 who do not own trailers.

**Joe Cuce** reported that an owner had mentioned opening the pool early and closing it later in the season. He said that can be done if solar panels are installed at the bathroom area to make the pool water warmer. It would cost approximately \$1000.00. Kathy Opava asked about a solar cover for the pool. Tom said it would need to be removed every day. He said the only expense in the solar panels is the panels and the plumbing. There would be no increase in electricity.

**Gene Ewert - Lot 83** expressed his appreciation to Clyde and Joe for all the work they did this fall.

A motion to adjourn the meeting was made, seconded and carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Elizabeth Carter". The ink is dark and the signature is fluid and connected.

Elizabeth Carter Secretary