

Board of Directors Meeting April 14, 2018

Bill called the meeting to order and Mr. Peavy led the meeting in prayer. Bill led the Pledge of Allegiance. Beth took **roll**. Bill Maxwell, Becca Roby, Clyde Camp, Alide Matthews, Jerry Murchison and Beth Wolfe were present. Darrell Williams was absent.

Bill asked for a moment of silence for thoughts and prayers for those who the park lost since its last meeting, those who were left behind, and those who are facing medical battles today. Lin asked that Bill read the following: Lin Ewert would like to thank everyone for their thoughts, prayers, cards, and delicious food but especially for being there in her difficult time. She thanks God every day for her Paradise Valley family. Bill added that he appreciates those remarks and offer condolences to Lin and others who have lost a family member. Paradise Valley Campground is truly a family and though at times may act like rival siblings, the owners all care about each other and cover each other's backs and this Board will always stand behind owners and help them out when they can. The Board just needs to know what's going on. And sometimes the answer is no, said with kindness and respect, of course.

Bill asked any **new owners** to stand and be welcomed. There are 19 since September.

Ed and Wendy Mowat Lot 35 *applause*

Eddie and Karen Cantrell lot 237 *applause*

Jim and Cindy Zilaro lot 115 *applause*

Steve and Connie Harley lot 112 *applause*

Beth's Secretary's Report - Beth asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Clyde made a motion, Becca seconded and it was approved unanimously. Beth took a moment to thank Bill Maxwell for his four years of service to the Board. He has been a great leader of the Board and the campground. His sense of humor has made working him with fun. A hoot, actually. She will miss the times when he asked her for something that was nearly impossible and he waited for her to get all flustered before he'd tell her he was joking. She wished Bill to enjoy his retirement!! *applause* Beth attempted a slide show with new technology. It did not work. In the envelope recently mailed with the welcome letter this month is the statement of your maintenance fees. At the bottom of that form, there is a check box for owners to mark if they want their **PVC mail** sent to your PVC mailbox. So *IF* an owner has a mailbox at PVC and would rather not have their PVC mail go to their winter address during the season, please put a check in that box. Next, Beth asked that everyone please take the time to review the **information** she has for you on that form to make sure it is correct, especially the emergency contact. If you don't have an emergency contact listed, please let her know of one so that the Board may help out in case it's needed. The other information on that form goes in the directory, so she would like it right and knows the owners would too. Please get it to her, or to Becca with the maintenance fees, before the May 12th Board meeting to make sure it gets into the new **directory**. Those directories will be available for sale for \$5 at the annual meeting. If owners see everyone else with a brightly colored **name tag** and feel left out, there is no need! For a mere \$10 a name tag, everyone can feel a part of this wonderful Paradise too! A sign up sheet was provided or owners can contact Beth at pvcoa.com or at her lot 166. The new name tags will be at the pavilion by the next meeting in the name tag boxes. Let the park store them so owners don't have to remember one more thing! Also in the envelope with the annual fees statement, there is a **nomination** form for the 2019 Board of Directors. Three Board positions will be open for election. Owners may use one form to nominate as many worthy owners as they wish. Owners must have closed on their property prior to Sept. 1, 2017, to be eligible to run. There are so many wonderful people in the park! Nominate one, OR FIVE, of them. There's a space on the form just for an owner to nominate himself/herself too!! Speaking of being part of the crowd, has it become apparent that everyone else seems to know events right away? It could be that they are registered on the official website **PVCOA.com** and get emails right to their phone or computer about upcoming events. Join the residents of the 177 lots already registered. Each lot needs only one registration. Both owners' email addresses there assure that both will receive updates. That way owners will get activity updates, water updates and have access to the contact information of the other members who have registered.

Darrell's Ground Report (given by Beth at Darrell's request)- The **washing machines** are getting older. One is currently gone, another has been repaired with used parts, the third is working for now. Darrell is considering coin-operated Whirlpools that cost \$1484 apiece. (Another vendor last year quoted \$2100 apiece for Speed Queens, so it's a good deal.) Darrell would like the Board to vote on getting two new machines. Clyde made a

motion to buy one machine for now. Clyde added that that will provide three working ones now. It will also allow time for Darrell to find out if another campground will buy the used ones from the park. The Board would wait until he gets back to get the second one. Bill added that getting one would allow time to determine how well that brand works. Beth remarked that she felt two should be purchased because using a machine with used parts was not the best way to go forward with people who depend on the laundry. If the new machines don't work, they can be returned to Lowe's. No more discussion was brought forth. Becca seconded the motion to buy one machine. All voted in favor of buying one and the motion was passed. Bill added the caveat that the new machine would be checked out. The second machine that was operating on used parts, quit working last year and parts were taken from the other machine that wasn't working to get it back in working order. Bill verified with Becca, who collected the laundry money during the off-season, that both machines were performing properly and taking in money through the winter. Bill wants to make sure the new machine works before the park buys another one to replace the used ones. Darrell would like to enclose the sides of the **tractor shed**. He can then get rid of all the tarps there. It will cost \$375 for the metal to enclose the sides. That is the cost to deliver it. Darrell will find people to help him install it. Perhaps next year the back could be enclosed. Beth made a motion to spend \$375 to enclose the sides of the tractor shed. Jeff Hamm, lot 134, suggested enclosing the back at the same time. Bill replied that Darrell had a plan that the Board was sticking with, but that Jeff's idea was a good one. Jerry seconded the motion. All voted in favor and the motion carried. The process for the **pool** to be approved to be opened started April 11. The pool needs a lot done to it to be opened. Darrell will call to rewire the electricity for the outside shutoff and lots of other regulatory items must be in place before the park can get the permit. There is a packet of info from the state about the new pool guidelines. The pool rules sign may need to be replaced to contain the language the state wants. For example, there needs to be a graphic about no diving painted on the side along with the words. Whatever is done with the pool has to follow the county and state guidelines or the pool will be shut down. It will be opened as soon as we have the permit but that may take some time. Patience would be appreciated. Bill added that through litigation or whatever, changes have been made at the state level that must be followed. There needs to be an automatic shut off for the pumps like there are at the gas stations located outside where everyone can get to it. Some of the standards for the chemicals have also been changed. A few years back the park started instituting some of the changes it knew was coming. The pool will be open as soon as mostly everything is in place. Darrell won't call for the inspection until then because every time the pool inspectors come out, it is an additional charge. Bill said it is hoped that the pool will be open by Memorial Day. That just depends on many things. The twenty new padded **folding chairs**, that were discussed at last year's annual meeting, have been ordered or they will be very soon. There is more about Grounds from Darrell himself in the workshop minutes posted on the bulletin boards as well as the website.

For those who ordered t-shirts at the end of last season, Kathy Gibson has them. Please see her at lot 18.

Clyde's Water and Sewer Report - The water and sewer are in very good shape. There has been some **preventive maintenance** done after Georgia Environmental completed its sludge test. There's some pumping out and root removal being done. If a GE truck is spotted, it's that regular annual maintenance. The water is in good shape. There is a main valve that needs to be replaced. The weather needs to dry out before they dig as deeply as they need. Something that came up this year regards **tankless water heaters**. If the water is turned off in the park, that situation will burn out the element very quickly. The only way to protect it is to shut the power off at the meter where it's hooked up. It happened this year and no one was aware of the cause. If the owner goes to the store, it's a good idea to cut off the power at the breaker. If an owner is gone for a couple of hours and there is a water emergency, the water will be shut off and the element will burn up. As to the tankless water heater, Clyde suggested care be taken when leaving the park. For new owners, when **leaving for over 48 hours**, all owners are to turn off the water at the main shut off valve. In the rules it states the owner will be fined. And the owner will be fined. Clyde thanked the **caretakers** who looked after the park this year. There were three owners who learned that not shutting off the water will result in a fine. The water and sewer is in great shape. But it has to be taken care of. The park no longer has any water running down in front of **Carole Winter's house, lot 149**. Two companies came out to find the leak and both said it was a stream, not a leak. The park was going to build a trench to deal with the overflowing underground stream. When digging further to build the trench, they found a deep pipe and fixed it without disturbing Carole's yard.

Becca's Treasurer's Report - There is a two-person waiting list for **trailer spaces**. The **mailbox's** waiting list is short, but if an owner doesn't need his/her mailbox let Becca know. Things are going very well financially in the park. The **Contingency Reserve funds** will be used for the washing machine. The park has been fiscally

responsible, in this year as well as in previous years, looking forward to future anticipated expenditures. Current asset **balances** were read. Current Assets are \$43,649; Contingency Reserve Funds are \$41,651; Pavilion Reserve Funds are \$8,089; Streets and Bridges has \$87,231; Water and Sewer has \$80,954 for a total balance of \$261,574. Clyde made a motion to accept the financial report. Alide seconded it. No further discussion was had. All voted in favor to approve it so the motion carried.

Jerry's Architectural Report - Jerry **thanked** Jerry Coleman for taking over for him when he had to leave quickly for surgery. He also thanked Sue Riff for preparing the architectural report in the current Pipeline. Last year the Architectural and Site Improvement Committee issued 63 **permits**, which is up one third from the previous year. Jerry added to the new owners that the **architectural guidelines** are in the Covenants, Article X, Section 24. Jerry also stated that the Board likes to enjoy the park too. The Board has office hours Monday-Friday from 8-4. And the Board doesn't work on weekends unless it's an emergency. He asked that the owner keep that in mind.

Alide's Activity Report - Alide welcomed everyone back plus all the new owners. There will be a **New Owner Get-Together** after the meeting. The Board representative at the meeting can give them a directory and get emergency information from them. The **Pipeline** newsletter and calendar are online and at several locations around the park. They are at the pavilion, the mailboxes and across the bridge at the bulletin board. Highlights will be written on the white board at the gate. An additional **Hand and Foot** game has been added at one o'clock on Tuesdays followed by dining out. The evening Hand and Foot will still be on the schedule at 6 p.m. April 15th is the **Welcome Back Potluck Supper**. Ham and beverages will be provided by the park. Bring a covered dish to share. Enjoy the food provided by the great cooks here at the park. Alide and her committee will be preparing for that meal following this meeting. All help is gratefully accepted for set up. Wednesday, April 18, is **dining out** at 5 p.m. at El Campesino in Cleveland. Their margaritas are really the best as advertised, noted Alide. There is usually a large group and the restaurant accommodates us very well. The owner is expecting us. The fourth Thursday of each month at 9:30 is **Anne's Quilting Class**. The group is growing and Anne is a patient and excellent teacher. More details will be posted that week. There is a lot of support and help for beginners and veterans alike. For the class on April 26, set up is at 9:30, sewing starts at 10. Morning recap is followed by lunch. Bring a sandwich or salad to share. In the afternoon bring sewing machines and beige or gray thread. There is a surprise project where all other supplies are furnished. There will be a surprise giveaway too. Come and join the fun. Friday, April 27, at 6 p.m., Roger will serve **root beer floats**. After that is **card bingo**, depending on attendance. You need 3 nickels, 3 dimes, 3 quarters and one dollar to participate. All collected money will be awarded as prizes to participants. May 4, at 8 a.m. is the next **Board Workshop**. All are welcome to attend. Saturday, May 5, is **Cinco de Karaoke**. This is a Mexican-themed potluck at 5 p.m. with the inaugural karaoke event using the new karaoke machine following. Bring your plate and beverage of choice to the potluck with personal beverage refills for karaoke. Alide remarked that the park is happy to have a new karaoke machine with Beth operating it. She advised to come and enjoy it. The **Activities Planning Meeting** has been moved to the Monday preceding the monthly Board Workshop, unless that Monday is a holiday. At that time it will be on the Tuesday. The next Activities Planning Meeting will be Monday, April 30 at 10 a.m. Saturday, May 12, at 10 a.m. is the **next BOD meeting**, with the New Owners Orientation afterwards. Coffee and fritters will be available at 9 a.m. Alide expressed the hope to see everyone at tomorrow's potluck.

Bill's President's Report - Bill voiced a few reminders. The **ice** chest is full. If an owner needs a bag, it's the honor system and it costs \$2 per bag. The **speed limit** in the park is 10mph. People are flying up and down the roads. Cars, trucks, and motor homes have the right of way. Golf carts are to yield to those vehicles. It's easier for a golf cart to pull off the road than the other motor vehicles. It's time to get the **lots cleaned up**. Do not pile up your leaves and set them on fire. A lot of people have issues with their breathing. The **tables** are set in the current configuration for the meeting and tomorrow's meal. After that, they will be returned to the original set up configuration posted on the wall. If any group moves the tables for their activity, please move them back after the activity is finished. If there is another cold spell, there are two big propane **heaters**. They need to NOT be set under the lights or close to the vinyl windows. They put out a lot of heat. Please do not move the heaters. An owner may get burned or an owner may set something on fire. Remember the **on-demand water heaters**. Bill **thanked the individuals who have served** on the Board with him. They have the best interests of this campground in mind. He also **thanked Roger and Carole**, the park's work campers, for their efforts. *applause* There are so many people to thank for their efforts for this campground. Bill added

they were all truly appreciated. A special **thank-you to Clyde and the caretakers** *applause* who provide security for the campground. It's in its third year of existence. There hasn't been a propane tank missing since the first year. They do a great job, which Bill learned when he left his RV unlocked two years ago and nothing was disturbed. Again this year it wasn't disturbed when he omitted locking it again. The caretakers provide another set of eyes going through the park. The campground is in good shape due to the leadership of this Board and past boards. It continues to improve through much-needed updates annually. These efforts have helped make this campground what it is today. He **thanked everyone who volunteered** their time and effort, from serving on committees to yard work to planting the flowers to cleaning out flowerbeds, to removing trees after storms to helping with the meals in the kitchen. Those efforts are recognized and appreciated. It was a big deal after the storm this past year. There were trees down all over the campground. Even the bridge had to be closed. A special **thanks to Jerry Coleman** for filling in for Jerry Murchison. That is the second time he stepped up when Bill asked. Bill thanked **those who helped when Becca** had medical issues last year. Several people came to the rescue. A lot of people showed concern and the family atmosphere helped her. Thanks to Mr. Peavy who stepped in to help her out too. Bill personally **thanked Sue Riff** for the website. Several years ago Bill asked her to make a website. She said OK. She became another boss to Bill. Bill asked Sue to stand. *applause* To this day Bill is thankful Sue didn't realize all that was involved. Sue took that task on and she does an amazing job. The park has a very very user friendly website, thanks to Sue. *applause* Sue also puts out the Pipeline. People don't understand how many hours she puts in on those things. She has to arrange and edit things and correct grammar from several Board members. Bill couldn't be any happier with the **four years he's served** on the Board. He appreciates that enough of the owners were behind him to get him into that position. It's been an eye-opening experience for him. He learned more about the Covenants than he ever wanted to know. It's been several long hours. It doesn't stop when he heads back to Brandon, Florida in November. He's gotten calls there too. The last person Bill **thanked** was **Dianne Maxwell**. She has handled the late night and early morning phone calls and knocks on the door. It was always something that couldn't wait. Everybody on the Board has experienced some of those issues. Some times they'd call with sewer issues and Joe would have Bill go with him in and get in the mud. All Joe's efforts are appreciated. To Dianne for all the meals that were interrupted and plans that were canceled for park business, he appreciates her. *applause*

There was no new or old business.

Bill reported that Becca has graciously handled the **Sunshine Lady** duties for the park for six years. *applause* She is ready to pass the sunshine baton to the next person. The job is to send cards and post on FB if anyone is ill or needs the park's sympathy. If anyone has the desire to take that on, please see Bill or Clyde.

Comments from the floor:

Clyde stated Jeff Hamm is the person who will be in charge of Water and Sewer next month. New Board Members start their term at the May Board meeting.

Jeff Hamm, lot 136, said there is still some debris on the green space behind his place. Jeff said he would assist with that removal but he couldn't do it all. Clyde reported that the owner beside Jeff paid to have the debris moved because he told the park not to touch it. He paid a private contractor to stack it up. He now needs to pay to have it hauled off. Jeff added that it's a fire hazard. Clyde added that there are a few other lots where the owners paid others to do it. Those owners did not want others on their property. Jeff replied it's on green space. Clyde said that some people's lots overlap the green space.

Rod Gibson, lot 18, noticed that some of the street signs are looking pretty bad. He asked if there is a program to replace or repair them. Bill said that some of the brackets that hold them need repair. The park has some additional ones. Darrell will see to the street signs.

Kathy Gibson, lot 18, reported that the bridge on Paradise Valley Road is clogged up. The stream below it has carried debris that is stuck there. She asked if someone be called. Bill replied that it would be done Monday morning.

Brian Harris, lot 103, commented to Sue Riff that without the website, they would not be here. They are from Nebraska and wondered aloud how they would have found Paradise without it.

Linda Kendall, lot 231, has a question about the instant water heater. She said she knows she should turn off electric at the breaker. Her question is when the water is turned back on, should the faucets be turned on first before the breaker is turned back on. Bill said to turn the spigot on first. Rod added that a good rule of thumb is to shut your electric off at the breaker then the water. And when the owner comes back, do the reverse. Joe Cuce, lot 230, said his mother-in-law has burned her instant heater out three times. After shutting the water off, air comes behind that when it's turned back on. That air bubble goes through the burners and they burn out that quickly. He added that they cost \$189 apiece. He suggested to solve the problem, if the turning off of the water was a non-emergency, someone on the Board could go around with the bull horn to let owners know if the water needs to be turned off. He added that there is a sensor in that water heater. There is a propeller in there that turns the electric on to the heater when it spins due to the rush of water. There is not electric to the water heater all the time. If there is a bubble in the line, that bubble could last long enough to burn it out. Records show that he mother-in-law's has actually been replaced 8 times in two years. Bill remarked that if an owner with an instant water heater was gone for the day and if there was a major water line break, then the owner wouldn't be here to hear the bull horn. John Coons, lot 264, stated there could be a pressure switch put on there. Bill added that if you have an on-demand water heater, ask the company for a solution to the issue to prevent the burning out of your element. Joe said the man from City Electric and Plumbing stopped selling them because they are problematic. He feels the electric ones are not efficient because of the power they draw. Unless a person takes long showers, a regular water heater would be more efficient and less problematic if the water gets turned off. Rod added that if the power is off, it is also wise to turn off the breakers because the water pumps in the park may go out.

Bill said that **Board members** are also volunteers. The Board is responsible for protecting and taking care of the campground. Unless an owner has been on the Board, he/she does not have a clue as to how many hours they give to keep the campground running. They need a chance to take a break to have dinner, etc. This is the owners' campground, not the Board's. Sometimes an owner has to be told no and sometimes fines have to be assessed. One time there was an owner who turned his water off at the spigot, not the main valve. And it leaked. Some owners think they know where the main valve is. One was found halfway under the owner's deck. New owners, please make sure you know which is the main water valve.

Clyde stepped up to say something about Bill and brought up a situation that occurred when Bill was running for the Board. At the Meet and Greet, Bill said there were ideas he'd like to see happen. It surprised people. They looked at each other and wondered what he wanted to change, that everything was okay. But it wasn't. Clyde said there needs to be change. Clyde added that all of the Board members' spouses are their biggest strength. They stand behind the Board members. Clyde stated that on behalf of the Board (a cake was brought out) Bill and Dianne Maxwell were thanked for their service. Please let Bill and Dianne know you appreciate them for their service. *applause* Bill said he appreciates the Board. He added that one person cannot do the job. He has had great help along the way. Thank you all very much app

Clyde made a motion to adjourn, Alide seconded. All voted in favor.