

BOARD OF DIRECTORS MEETING

August 10, 2013 MINUTES

President Clyde Camp opened the meeting with a moment of silence followed by a Pledge to the Flag.

He welcomed everyone to the meeting and asked if there were any new owners present. Chris and Beth Wolfe, new owners of lot 166 stood and introduced themselves.

Secretary called the roll and all board members were present.

COMMITTEE REPORTS:

SECRETARY: ELIZABETH reported the minutes are posted for everyone to read. KEN motioned to accept the minutes as posted Rory seconded, no discussion, motion carried.

TREASURER: RORY reported as of the end of July we had \$96,373.26 in checking; \$300.00 in petty cash for a total of \$96,673.26 Total Current Assets. In the reserve accounts we had a total of \$216,569.63. Our total assets are \$313,242.89. KEN motioned to accept the report as read, ELIZABETH seconded, no discussion, motion carried.

ARCHITECTURAL: KEN reported that there is good news and bad news. The bad news is regarding owners not picking up after their dogs. Rule 4 of the Park Rules states owners must pick up after their pets. Some owners are going on private property and allowing their dogs to poop and then they do not pick it up. The owner does not own a pet and is very upset. He asked the owners to please, please pick up after their pets.

Good news is we are considering an Open House for the owners who have their lots for sale. We have an owner, Candice Naquin, who is a retired real estate agent and has graciously offered to help us with the event. Any owner who wishes to participate in the Open House, please see Ken at Lot 218.

ACTIVITIES: SANDY: We have a beautiful new information sign at the gate, thanks to John & Carol. Check it for upcoming events.

The Poker Run was a big success and several have asked to repeat it again. Thanks Gloria House for the idea and help.

The Wine & More event was also a success and will be repeated again in September.

Join us on Tuesday mornings at 10:00 for crafts. We have made wine glass charms, greetings cards & gifts. We will be making bracelets and painting on glass. Come with your stitching or whatever you are interested in and join us for fellowship.

We had some outdoor games donated to the Park and will be enjoying the games every Sunday afternoon at 5:00. Come join us for an afternoon of fun at the Pavilion/Pool area.

The Yonah Pickers Dulcimer group will be having a Jam Session Sunday, August 11th and Monday August 19th in the Pavilion. It is open to the owners to enjoy. Also, if you play a musical instrument, you are invited to join in on the session.

We are planning a Kitchen Shower, August 25th at 1:00 PM. A list of items needed for the kitchen will be posted soon. The kitchen is open all the time. The Meeting Room air conditioner is on 24/7 because the copy machine must be in a cool room.

A trip to Harrahs in Cherokee is planned for September 9th. A sign-up sheet is on the bulletin board at the back wall of the breezeway. Please be sure to sign up if you are interested in going.

CLYDE said he has been asked why can't anyone who the meeting room. The answer is they can, they just have to ask a board member to let them in.

SANDY: We have welcomed the following new owners so far this season:

Lot 9 Katherine McHan
Lot 32 Randall & Russell Pruittday
Lot 58 Jim Butler Lot 137 Jack &
Becky Sharpe Lot 256 Richard
Duceatt

Lot 27 Marcelo & Mildre d Mejia Lot
51 Lori & Scotty Barnhart Lot
74 Jim & Jeri Moore Lot 231 Linda
Kend all

GROUNDS: TOM reported he is aware of the water run-off on the first road to the left after the gate. He has spoken to the Code Enforcement Officer for White County. He has been out of the office for a while and will be out another two weeks. He (the Code Enforcement Officer) is working on the run-off problem.

Regarding the run-off and mud at the mailboxes; he has two bids to fix the problem. No. 1: A quote from Danny Graves to pour concrete from the street to the mailbox pad - \$2750.00. No. 2: A quote from K & K Asphalt to pour asphalt from the street to the mailbox pad - \$1700.00. We will not need a permit from White County. DISCUSSION: CLYDE asked if the asphalt will be thick enough. TOM said it will be the same thickness as the roads. SANDY asked if the concrete would be more permanent. TOM said since there is not much traffic, the asphalt will last as long as the concrete. SANDY asked for Toms recommendation. TOM recommends we accept the quote from K&K for the asphalt. KEN motioned to accept the bid from K&K in the amount of \$1700.00; RORY seconded, motion carried.

With regard to the garbage: Waste Away had picked up between 3 and 5 AM five times since April. They have left a foul odor when they emptied. The owner of the company promised a new truck and it came in three days; Friday the old truck emptied the dumpsters and left garbage and foul odor. We have written to them asking them to contact us and arrange a meeting with the Board. As of today we have not heard from them. We send a second letter today advising the of the situation. We have two bids which we will discuss later. TOM thinks we got what we paid for and we need to change to a different company. In view of the problems with Waste Away, we hope to get out of our contract without additional cost. Waste Management agent will meet with the Board to discuss our needs.

TOM & ELIZABETH are working on getting a work camper for next year.

The pool & deck will be painted after the pool is closed for the season.

CLYDE said the deck wall has been replaced and they did a super job

WATER & SEWER: JOE reported we had three pump stations filled with wipes, grease and dog hair that had to be fixed at a considerable expense. They are now working well. He reminded everyone again: DO NOT FLUSH ANYTHING THAT DOES NOT COME OUT OF YOUR BODY! Also, rocks were found at the bottom of one station. He thinks perhaps an owners pipe is below ground causing rocks to wash into the station.

With regard to the water on the east side of the bridge, two filters were installed and the system backwashes at 2:00AM. He has not checked since the new filters were installed. He found the rubber O ring had fallen off and was replaced so the water should be clear now.

On the west side of the bridge, an owners water has an orange tinge. Joe changed the filter, checked again and the water is still orange. He thinks there is a problem upstream from the property.

Most of the neglect we are having with the infrastructure is because of neglect by previous boards. Joe is working on all the problems and will get them corrected.

CLYDE turned the meeting over to Rod Gibson, Chairman of the Nominating Committee.

ELIZABETH stated she was told some of the owners who have already mailed their ballots for the election of the Board of Directors would like to change their vote. She said if anyone wants another ballot they should see her to get another ballot.

ROD said each candidate will have 5 minutes to give their presentation. They will speak in alphabetical order and after all candidates have spoken, the floor will be open for questions and comments. He further

stated all the candidates deserved respect. He demanded that the audience and candidates refrain from negative comments or demonstrations. No one can speak until they are recognized and handed the microphone.

JOHN COONS: John stated he will not go into his past regarding job history or any of that. He and Lanell purchased their lot in 2002 and developed the site in 2003. In 2005 they built their cabin and he joined the Architectural Committee. In 2006 & 2007 he was not here because he was working at an RV park in Ocala, Florida developing and selling lots. In 2008 he was elected to the Board and served as Secretary for that year. He was involved the renewal of the insurance for the Association and set up a sign-in method for members attending the Annual Meeting rather than the Secretary calling the list of owners. That year there was a problem with the bridge and he was instrumental in the redesign and repair of the bridge. He and Angelo supervised the construction of the addition to the pavilion, which included adding the breezeway and the three rooms at the end of the breezeway. He was elected to the Board again in 2009 and served a two year term and was instrumental in the covenant changes to allow 12 ft. wide park models as well as the number of votes needed to pass a covenant. There was a DNR inspection of the creek during that time and it went well. He had three remediators installed on some older drain fields. He is running because he loves this park and he wants it to stay beautiful and remain the way it is now.

JOE CUCE: Everybody knows me. John brought up some very good points. I was going to go in a different direction. When I was appointed to the Board three years ago, another member had resigned and I had lost by 3 or 4 votes so I was appointed. I was given the job of water and sewer. An owner came to me and asked me to check his property. There was a terrible odor. I checked the back of his property and there was a three foot circle of raw sewerage on the common ground. The odor was awful. The owner said they could not sit outside. My philosophy is if something is broken, fix it. My first project cost between \$14,000 to \$17,000. We had the system repaired. My point is, the Board thought the remediator would fix the problem. I spoke to the company who installed them and they can work but it will take 2 to 3 years to fix the problem. The system is good now. I have found a number of band-aids around the park. I have repaired every band-aid I have found permanently. The Board at that time thought just pour lime over the area and that would fix the problem. I disagreed, I did the repair and that is the way I work, I see a band-aid and I fix the problem. I would like to stay on the Board to finish my job. I have one more term I can serve and I have one project I would like to complete. I want to have shut-off valves throughout the west side of the bridge. I did it on the east side and I would like to do it over there. Thank you!

TOM GRICE: I live on Lot 212 with my wife Pat and our dog Willie Dog. I am presently Chairman of the Grounds Committee and I would like to stay on the Grounds Committee if I get re-elected to the Board. If you like what I have done, vote for me, if not vote for one of my opponents.

KEN KILLGO: Good Morning, again. I think everyone knows me. I live on Lot 218 with my wife Dyann and our oldest daughter Michelle. We have been in the Park since 2001 and since that time I have served on several committees. Dyann at one time served as Secretary for the Board. I have served the last two years on the Architectural Committee. I have tried to cooperate with the owners to help them get what they want done. I have a good rapport with the County which I think is important. Whether I get elected or not I think it is important to keep that rapport. I have enjoyed serving on the Board the last 15 months. Like Tom; if you like what I've done, vote for me; if not vote for my opponent.

BILL MAXWELL: I want to take this opportunity to thank Rod for the good job he has done. It isn't an easy job. I appreciate the opportunity to help maintain the Park. Diane and I have enjoyed the Park since 2006. I have served on the Grounds, the Covenants and the Nominating Committees. I have been approached several times to run for the Board but I did not have the time to commit to the Board. I feel that now I have the necessary time to devote to serve the community. I would appreciate your vote. I am open for discussions regarding concerns you might have. If you want some fresh ideas, I am here. If you don't then

we will continue with this Board, it is a good Board but I think we need some fresh ideas and if that is in your plans, I will gladly take your vote.

ROD read RIDLEY NOLAN'S BIO. JOE asked if he could add to Ridleys bio on his behalf. ROD told him no he could not. ROD said if anyone violates the rules he has set down in any way, they will be asked to leave the premises.

QUESTIONS:

JAN TIMOTEO- Lot 59: To each candidate- What are your feelings on increasing the dues that may occur this year?

JOHN stated he leans towards holding the dues down, spend as little as possible but maintain the infrastructure.

JOE stated last year the Board discussed the increase and it was not to pay for the repairs done but to add to our funds in the event we had some major repairs. We should not have to raise the dues for at least a couple of years.

TOM stated he pays dues like everyone else and he hopes the dues do not have to be increased. We must keep in mind if the infrastructure fails, such as the water or sewer, we have to get it fixed or we do not have a park.

KEN stated we have to have money to fix things. He does not like to increase the dues either. He does not believe in band aids either and if something fails you have to have money to fix it. If we have plenty of money on hand, we shouldnt have to raise the dues. BILL stated he is not in favor of raising the dues just to have money sitting in the bank. If a definite need comes up then we would have to raise the dues. Right after he bought his lot we had a special assessment of \$600.00 to repair the roads. He did not like having to pay it but it was a definite need. He is not in favor of raising the dues.

BEVERLY SUNDIN-Lot 52 said she does not have a question but has a comment. TOM you mentioned the pool. You found a live wire that was exposed that was in an area that was open and someone could have got to it and possible been killed. Also the chemicals were being stored in a dangerous area and could have caused an explosion that would have possibly taken out the front area of the Park. JOE I could smell that odor and I know the Board at that time did not want to spend the money to fix the problem. She told Joe he did a marvelous job taking care of the problem. KEN; I have heard nothing but good about you. You have a very calm attitude and it helps when you are talking to owners about building. BILL I wish you a lot of luck, but a couple of months when you were talking about a problem, your anger and temper really showed. The Board now is calm and I hope if elected you will keep your temper down. BEVERLY continued; Last but not least I know John from being on the Board and I do have some negative comments. When John and I were on the Board there was something that the whole Board was interested in but not Buck. John came to me and asked me to make a motion and he would second it. I made the motion and Buck went on one of his temper tantrums and said no way was he going to allow the motion. John did not second the motion and did not even comment which left me in the middle of something. You cannot keep your word. Another thing, when the tractor was sold, the only Board members who wanted to put the money in the bank was Jo Roskosh and Beverly. Buck put the money in his pocket and was allowed to buy whatever he wanted. John never said a word.

BILL MAXWELL responded to Beverly and said he was angry at that meeting but he was lied to and you don't know the facts but you have right to your comment. JOHN responded to Beverly that she has a right to her opinion but she and Buck were continually at each others throat.

SID BRANGHAM-Lot 62 stated he is pleased with the current Board and If it ain't broke don't fix it.

MIKE OPAVA-Lot 169 Mike directed his comments to Bill Maxwell regarding increasing the fees and special assessments, stating that most of the owners are on fixed incomes. BILL responded his statement regarding bringing new life to the Board was not meant as a negative comment but he could add another set of ears and eyes to the Board. He said the current Board is a good board but he thinks he can add to it. He is not in favor of an increase unless it is absolutely necessary and then the owners have a right to know all the facts as to why the increase is necessary.

SANDY SCHULZE-Lot 212 stated she knows the mind of the current board members but she would like to know how John and Bill feel about open workshops. BILL responded that workshops must be open. JOHN said he has been at all workshops this year except one and the attendance is poor. He is in favor of open meetings. BILL said it doesn't matter if no one shows the fact is they are open.

JUDY STEWART-Lot 104 said she wanted to correct John regarding the attendance at the last workshop because her husband Bob was present. ROD said there were a total of 9 present at that workshop.

RAY SCHULZE-Lot 212 said he wanted to make a comment on the roads. The roads were done seven years ago and there is not near enough money in the account now to fix the roads. Last time the assessment was \$600.00 next time it might be \$6000.00. He asked Bill & John if they were willing to serve as chair on any committee if elected. BILL responded he will serve wherever to make the Park better than what it is now. JOHN responded yes.

BILLY CAMP-Lot 170 said John sent an email telling people not to vote for the covenants. He wanted to know why John would not want to vote for the covenants and to vote for him and Bill when he is running for the Board. He asked Bill if he was in agreement with this email. John denied sending the email. Bill did not send out the email but as far as covenants go if we don't have covenants we will have a park that none of us want to be involved in. He said we have to have covenants. He said he received an email not to vote for Bill Maxwell but to vote for another individual that is not on the current board, along a petition that is hanging on the back wall. He said if he is elected he will always speak the truth, be up front with everyone and never lie to anyone. He said if that is not what everyone wants, then you dont need him. JOHN said if the email Billy was referring to was the one from "pvc friends" he investigated and found where the email came from and forwarded the information to Elizabeth and several others. He said he found the email to be rubbish.

CATHY OPAVA-Lot 170 she asked if Joe could comment on Ridleys behalf. JOE said when he took over the water and sewer Ridley was very helpful to him. He said Ridleys knowledge of our water and sewer in incredible.

GENE EWERT-Lot 83 he said his question was directed to John Coons and said he wanted to stop a rumor and asked John if he could tell him what the addition to the pavilion cost. JOHN said around \$57,000. GENE asked where the funds came from. JOHN said some of it came from a vote and some from funds set aside. GENE asked if all funds were combined, roads & bridges, water & sewer, etc. JOHN said he could not answer that. GENE said you were President and you could not answer. JOHN denied being President. GENE addressed Joe and said he heard Joe say everything was neglected and wanted to know who neglected the infrastructure. JOE said he without speaking of individuals, previous board members before he became a board member. He found a lot of problems around the Park. He found a plastic kiddie pool pump at lot 207 and they had to dig it up and replace it which cost approximately \$700.00 to replace it with a 1-1/4 horsepower pump. Those are the kind of band aids he is speaking of. GENE told Joe he thinks he is doing an excellent job.

HELEN DAVIS-Lot 247 said she believes in covenants. She has served on the Board of her Home Owners

Assoc. and it is a thankless job so she has a lot of appreciation for all the Board members. However, we have over 100 covenants and she thinks that is too many. She wants to know the opinion of each candidate on adding new covenants without making changes. JOHN asked her to clarify what she is asking, is it no more covenants, a re-write or what. She said she just thinks there are too many covenants and she doesn't think we need to add any more JOHN's opinion is we might need to condense some of the sections but there are going to be things come up where we might need a covenant change.

JOE said he agrees with John and there are a lot of items that are antiquated. Things change slowly and we have to be careful about making changes to covenants without thinking things through. He said water & sewer covenants have not been put in place and it is necessary that we pass Article IV.

TOM said he thinks we need covenants and we need to enforce them. He is a member of the Covenants Committee and we are trying to consolidate them but it is very hard to get a covenant change passed.

KEN said he believes in covenants and he agrees with Tom that it is hard to get changes. Times are changing and we need to keep up with things. Everything is changing and is governed by our covenants and if we don't change our covenants, we are going to be stagnant. We do have some covenants that need to be removed from our covenants but nothing is easy.

BILL said he wants to first give a shout out to Elizabeth for heading up the Covenants Committee. There is a committee that had met several times this year trying to weed out some of the covenants and he thinks that should be an ongoing process so that when something comes up that needs to be added the process is there. Also, try to change the wording of some of the covenants. The Committee spent at least two meetings talking about wording should as SHALL or MAY. In answer to the question, we do not need to continually add but as things come up we need to make changes.

DIANE MAXWELL-Lot 243 said she and Bill did a lot of talking and thinking before he decided to run for the Board and it sounds like some of the questions are that we are trying to bump someone off the Board but she understands there is a vacant spot on the Board and that is why Bill is running. He feels very strongly about helping out the Park.

DAWN TRANTHAM-Lot 253 asked each candidate if they will follow the By-Laws if they are elected. All answered YES. BILL added that she had hit on the spot everything he has said. If we have a rule, we must follow it for everybody; not selective enforcement, everybody. I don't change a rule for somebody. If we don't like a rule, we put in a request to change the rule.

JAN TIMOTEO-Lot 59 said this election is reminding her of our recent Presidential election the democrats against the republicans. She said we have here is a group of people who have done a good job on the Board and the infrastructure, but change is not bad. We need to keep looking forward and keep the Board together whether it is the present Board or a new Board.

JUDY STEWART- Lot 104 I want to go along with Dawn on the Board following the By-Laws; making exceptions to some is not right. Must follow the rules no one should get special attention.

CANDICE NAQUIN-Lot 196 said she is new to the park and thinks we should all try to go along together and do what is best for the Park.

RAY SCHULZE-Lot 212 said he just thought of a question for the Board regarding the By-Laws and if you are going to enforce the rules how can you enforce the rules without communicative action? The only rule we have now is if someone disrupts a meeting, the Sheriff can remove you from the premises.

BILL said he agrees and the covenant changes that are being voted on now will give us teeth to enforce the rules. Also, if someone has a problem with Bill Maxwell they need to go to him directly or whoever might be in charge of a particular area and talk to them one on one about your concerns. He said we should try common sense approach and if they dont want to cooperate and we pass the covenan t where we can fine individuals, then that is fine.

JOE on that subject, most everyone has been here a long time and you know what previous boards have been like. He asked everyone to keep that in mind when they vote.

LANELL COONS-Lot 264 stated it seems this Board thinks they are the only Board who has ever done anything good. She said every Board has done good and bad and all deserve applause. To say only one board has done something positive is ludicrous. Every board has worked hard and done some good.

ROZ BERK-Lot 53 said she has been here for twelve years and this is the most common sense board she has ever seen. All have tried, but this board has done more to bring the Park up to date and we shouldn't forget that.

PAULA NOBLE-Lot 125 said she does not want full time renters and wants to know the candidates feelings regarding renters. She lived in a subdivision that did not allow the owners to rent their home. It was in the covenants.

JOHN has had previous experience in RV parks where there was a fear that if owners rented their property people would move with school age children and their park would go down hill. He does not think that will happen here.

JOE said he does not want full-time renters because it will affect our property values. His father owned a lot in Mountain Lakes and that is a perfect example of what we dont want here. He approves of seasonal renters.

TOM said he owns four lots and does not rent when he is not here. NO on absentee owners renting their property because the owners expect a Board member to turn the water on for the renters, and NO on full-time renters.

KEN said NO on full-time renters. There is not a problem now but who knows what will happen in the future. We have a process in motion now to solve this problem. BILL said seasonal renters YES full-time NO.

ROD thanked everyone. CLYDE thanked Rod for an excellent job and everyone for their comments and questions.

Ken motioned to adjourn, Sandy seconded, no discussion, meeting adjourned.

Respectfully, Elizabeth Carter Secretary