

**MINUTES**  
**BOARD OF DIRECTORS MONTHLY MEETING**  
**PARADISE VALLEY CAMPGROUND**  
**OWNERS ASSOC. INC.**  
AUGUST 11,2012

The meeting was called to order by President Clyde Camp.  
Prayer was given by Richard Peavy  
Pledge of Allegiance

Minutes are posted after each meeting for the park members' review. Clyde asked for a motion to accept the minutes for the last meeting as posted. Motion was made, seconded and carried.

**Treasurer's Report:** Dawn read the financial report for July 31,2012, the checking account balance was \$87,329.42 and \$200.00 Petty Cash for a total of \$87,529.42, the reserve funds totaled \$ 194,027.78. Total Assets are \$281,557.20. The income as July 31, 2012 totaled \$1,500.59 for a total of \$138,206.57. Total expenses were \$29,583.45 for a total of \$60,790.14. The reports will be posted on the bulletin boards by the mailboxes and across the bridge for anyone to review. Motion to accept the financial report was made, seconded and carried.

**Architectural Report:** We presently have a lot of permits out in the park. If you presently have a permit out and have completed the work would you please return the permit to someone on the Architectural Committee so we can close out the file! Clyde and I visited with the new City Inspector and things have changed in the last sixty days. Maintenance work on your cabin does not require a county permit. If you are going to build anything it is highly recommended that you check with the White County Building Inspector

We have talked to UPS because we were concerned about packages being left and they said they (and also FED EX) will leave the packages as long as it doesn't have to be signed for. If the package has to be signed for it is the person receiving the package responsibility to get in touch with them and make arrangements to do mis?

We need to **ratify** Fed Dietz to the Architectural Committee. Motion to accept was made, second and carried.

Dawn asked to **ratify** the Finance Committee: Members are John Stone, Lin Ewert, and Elizabeth Carter. The same people along with Kay Roane are authorized to sign the checks. Motion to accept was made, seconded and carried.

Tom asked to **ratify** adding the following to the Covenants Committee: Elizabeth Carter the Chairperson and Ridley Nolan. He was then asked to ratify the entire committee: in addition to Elizabeth and Ridley, Dawn Trantham, Kenneth Killgo, Bill Maxwell, and Bernie Berk. Motion was made, seconded and carried.

Rules Committee to be **ratified** is: Ted Dietz and Jo Roskosh. Motion was made, seconded and carried.

Clyde: With these committees being ratified now when we have the election on September 1<sup>st</sup> all committee chairmen will be able to have their committees ready by the first meeting in June when they take office.

**Rules Committee:** There were three changes made to the rules. Rule #8 POOL RULES: It has been added that "...all guests must be accompanied by lot owners or lot renters". Rule #9 USE OF PAVILION: The pavilion may be used for private functions by campground members arrangements must be made through the Board of Directors and a \$50 deposit will be required. (The change is from the Activities Committee to the Board of Directors) # 14 PARKING AREA IN THE BACK: Lottery system has been deleted and it will be on a first come first served basis. Under discussion it missed printing the part having to have license plates and this will remain in this rule. Motion was made to accept the rules, seconded and carried.

Welcoming Committee to be **ratified** are: Paula Noble and Becca Roby. Additions to Activity Committee are Jan Coman and Becca Roby. Motion was made, seconded and carried.

**The Report from the Welcoming Committee, by Becca Roby:** Jim and Deb Burger at 77 Speckled Trout Drive were welcomed. They come to us from Suwannee and are very active in traveling. They are definitely pet lovers; they have 2 birds, 4 dogs and fish. Please greet them as soon as you have a chance.

We also have another couple here that Paula had greeted and they are Rick and Rosy Gass on lot 147. They look forward to meeting all of us.

**Activity Committee Report:** Going back to July - The July 4\* Parade and BBQ were a big success. Congratulations to Jessie and Gabc Williams, Lot #68 the winners of the Golf Cart Parade. We had approximately 140 people in attendance for the BBQ. The donations collected were an adequate amount to cover the cost. Thanks to all *for* making this a great event

The ladies have been having a lot of fun on Tuesday mornings working on and sharing their crafts. Last week we had a surprise guest show us the art of jewelry making. We still have extra glassware if anyone is interested in One Stroke painting. Mark your calendars for Tuesday mornings at 10:30 for crafts.

The Friday night Ice Cream Social and Card Bingo have been a huge success. Two weeks ago the big prize winner was Austin Ash who won \$35.20 and last night Fran Hendon won the big one. Approximately 70 enjoyed the Pot Luck dinner last night with plenty of delicious dishes and now we are looking forward to the recipes to appear in the Pipeline.

The Spaghetti Dinner is on hold right now. Watch the sign by the entrance gate for more information.

We have 35 signed up for the trip on Monday the 20<sup>th</sup> to Harrah's. That leaves only 20 empty seats so if you haven't signed up the sign up sheet is in the back or see Sandy Schulze. We will meet at the pavilion at 7:30 am for coffee and donuts and the bus will load at 8:00 am. Don't forget your picture Id or you won't be able to collect your \$20.

We will have an Ice Cream Social and Card Bingo every Friday beginning at 6:00 pm.

Our next biggie is our Labor Day cookout. This will be held on Monday, September 3<sup>rd</sup> at 1:00 pm. We will serve hamburgers, hot dogs, bratwurst, and chips. Veggie burgers, fat free hot dogs and baked beans have also been added to the menu. Ladies we will appreciate any donations of desserts.

Please keep in mind the pavilion is reserved today for a private function from 12:00 to 5:00 pm.

T-Shirts are on sale - signup sheet is in the back. Unisex shirts are \$12.00 - Ladies Scoop neck is \$ 12.50 - 2X and 3X add an extra \$2. Becca will be calling in an order on Monday so we can have the shirts back by Friday for our Harrah's trip on the following Monday. Please see me or Becca today and we will also be at the "Meet and Greet" tomorrow from 5:00 until 6:00 pm if you want to get in on this order.

Nick complemented the committee and said to look forward to many more fun activities.

**Grounds Report:** Pending things are a couple of rotted boards on the bridge that need to be replaced and a small covert that needs to be cleaned out. Hopefully we can do this ourselves. Also a ditch in the back needs cleaning and we already have a contract for this to be done.

At this time Tom would like to thank the paint crew: Tom Grice, Bill Maxwell, Joe Cuce, Rory Riff, Ken Killgo, Lynn Me Waters, Dawn Trantham, Peg Crotty, Calhy and Richard Barton, and Carol and John our work campers. All but one section of the fence is completed.

Since the last meeting we have gotten the mold out of the ceiling in the office - it has been fixed so the heat stays in the ceiling and the cold air in the room.

Now I would like the board to consider these pool quotes - one is on a new sand filter with a total cost of \$1,441.51. This is the original filter mat we are replacing. It has a leak in the top and bottom so every morning I have to go up and let the air out of it so the pool operates properly. This price includes the sand, installation, etc. Motion to accept was made, seconded and carried.

Now I have a quote for the pool and deck painting and tile repair. This quote is for surface prep, repainting of pool and deck surfaces, including re-stenciling water depths around pool, as well as, tile repair. The deck surface will also have an anti-skid product added for safety around the pool area. This quote includes all necessary products needed to complete the job. However, this does not include water to refill the pool. They will not use our water to fill the pool. They will have a big tanker come out and fill the pool but I do not have a price for this. The price for the total for supplies and labor is \$4,150.00 + tax. Discussion - Joe asked why we have to buy water from an outside source and Tom said it takes a lot of water from our well system and it would take forever to fill it - Joe agreed. Motion to accept was made, seconded and carried.

There were 2 trees down on the creek and we could not cut them down - they were dead and we feared them falling and they were very tall so I had them trimmed and topped out yesterday.

As you have probably noticed the gate is out of order. Usually when the lightning strikes we can turn the breaker off and on, use your clicker and it will start working again. However, this time it failed to do this. I have called the gate company and they are coming out to fix it. They are also going to bring a proposal to move the gate up front further.

I would also like to let the board know I want to buy new low flush toilets for the pool area and they are \$99 each. The camp worker and I will be able to install these.

I want to thank everyone in the park for their efforts in keeping the park so clean.

I still have some of the sewer treatment chemicals for holding tanks. I have only sold one box and I have bought one. If we would all start using this it would help our septic system - this doesn't hurt the system but helps it - it puts bugs in the system. Make checks payable to North Georgia Environmental Services. I will hold the case until next Friday and then I am going to return it. It is posted on all the boards so if you want it come and see me.

Clyde mentioned that a lot of work has been done on the front entrance. Barbara Stone was very involved in this. We still have more flowers to put in when the weather improves. Some people have had concerns about the plants being too small but just keep in mind they will grow and catch up with the others.

**Water and Sewer:** Hopefully you all read the letter I wrote in the Pipeline about our water testing. The letter I wrote was the facts and EPD and American Water both agree that testing was not done correctly. He has put a retraction in the next White County News that will come out on Thursday. A copy has been handed out and this will be in the Classified Section I believe. He also sent the letter to the board. If you are not sure about something just come to one of us or call me. The only time you really have to worry is if you get a notice to boil your water and that has never happened in this park and hopefully it never will.

The bathrooms and laundry have been closed in the evenings and the reasoning is very complicated but I will tell you that it has greatly improved the septic system that they are on.

I got involved with having a health inspector come to our kitchen because we have to expand our septic system. He gave us a long list of what we need to do to make this kitchen permit able (that is the word he used) where he would give us a permit to be able to cook food in it. It has a long way to go but it is doable - it is not impossible - we have the room to work with and some of the infrastructure is already in place but the numbers have not all been crunched. I can tell you this - originally I told you \$40,000 to \$50,000 and it is going to be more than that. The last thing I want to say is that right now Water and Sewer are in great shape.

Clyde said we will have new microphones by the next meeting.

**Meet and Greet:** Bill Maxwell said this will take place tomorrow from 5:00 to 6:00. Election is September 1<sup>st</sup>. Clyde added that usually our secretary handles the ballots when they come in but because Rory is a candidate our treasurer will be the one receiving the ballots and involved in the counting process.

**Old Business:** Tom has a proposal on three front load coin operated high efficiency washing machines. They are Maytag's and the cost for the three is \$3,579 - coin boxes is \$117 - the three steel bases to set them on \$165 - Installation includes removing the old ones, level, anchor, and grout. They will hook up to existing facilities, start up and training and the total cost including tax is \$4,781.27. I would like the board to consider installing these. Discussion - Clyde asked what warranty they had - 5 years - Capacity is over and above what we now have - the machines spin at a much higher rpm so it will not take as long to dry your clothes. You will use much less soap - you also must use "HE" soap. The price of using the washers will rise to \$1.50 from \$1.00. Our machines now use 40 gallons of water and these use 12 gallons. We can't ask you to conserve water if the board doesn't. Motion was made to accept, seconded and carried.

**New Business:** On September 1<sup>st</sup> when we have our voting - this is not our Annual Meeting - that is still held on Memorial Day weekend. This is just a meeting for voting and then there will be a small meeting after to let everyone know the results. Ballots must be mailed or handed in at that meeting. The people being elected do not take office until June 1<sup>st</sup>.

### **Floor opened for discussion:**

Bob Stewart Lot 104 - After the discussion about UPS and FED Ex I suggested to Clyde we have the packages delivered to the pavilion. They would be much more secure there.

Becca Roby Lot 98 - Wanted to know why the board didn't vote on the installation of the toilets. This is because they only cost \$99 each it was only mentioned for point of information.

Bernie Berk Lot 53 - He learned that Fed Ex will deliver to your house if we give them a card - he didn't know about UPS. Said they only need one card and they will give it to whoever is coming this way - said they do it for other parks.

Richard Peavy Lot #91 - Everyone is concerned about our septic system after the last meeting and we can't turn our backs on this. Everyone needs to do their part to look after our system - don't put grease down there - watch everything you put down your drains.

Gloria House Lot #80 - We killed a 4' Copperhead snake last night. We also found a big black snake but that one isn't harmful. Be careful out there. Also, last night the lightning hit Helen's motor home and actually started the engine!

Judy Stewart Lot # 104 - Our water has a lot of iron in it. Joe explained that there is a steel or iron gate valve and it splits right near your house. When you don't have a lot of people in your area using water and the water sets it will get that color because it is passing through that valve but we are going to have it fixed.

Clyde mentioned that a white poodle has been found and it is on Lot 271. If you know of anyone missing their dog please see Lynn on lot 271.

Roy Garceau Lot #279 -1 had an item from Verizon and FED EX couldn't deliver because no one was at the office. When I did catch her she said if we would give them one card they would deliver the items. I just wanted to mention this to support the idea of giving them a card.

Kay Roane Lot #242 - Why are we spending that kind of money to update our kitchen when churches cook in their kitchens and they are the same as ours. Clyde said we are not going to spend that kind of money. We do have to have a permit. When we charge for the dinner it constitutes a business. The kitchen is in violation in 15 different areas. We didn't have a hand washing sink until last week when Ridley Nolan installed it. We are going to try to make the kitchen useable again in the very near future. We learned that for the spaghetti

dinner we could get a one day permit and that is what we are looking into. We are just being careful.

Traveen Hewlett Lot #275 - Are the repairs to the pool under warrantee? Tom doesn't know but he will check. Tom also said he caught the ones that were removing the tiles. It was 3 little girls and he spoke with their father. Tom thinks the repairs are to last 2-3 years but we do not have anything hi writing. She also asked what we had in mind with moving the gate. Tom said we were checking into moving the gate up closer to the street and the reason for this is because of people driving in here at night and using the pool and laundry room. She said she didn't think that would keep them out because they would only park on the street and walk in. Her concern is for large rigs coming in and with their tow car. Clyde said the only thing we are doing is looking into this because it was suggested at the last meeting. Nothing is in concrete it was brought to the board's attention and they are just looking into it.

Helen Czerwinski Lot # 100 - She has worked in our kitchen for 10 years and it is very clean and we never had a problem. She doesn't understand spending that kind of money. Clyde explained we are not spending that kind of money - we are only looking into it. Then Helen told a story about the Scottish.

Janice Camp Lot #39 - Bigger churches do have to have permits.

Ted Dietz Lot #176- Even if we move the gate they can still walk in. Tom replied that this would probably involve installing 2 gates and tearing up the driveway and we probably won't be able to afford this. We are just looking into this because it was brought up.

Ray Garceau Lot #279 - When you hear that the board is thinking about doing something the suggestion box is there for that purpose but you must sign the form. You can also voice your concerns on the parks web site. Florida State parks have gates that roll on wheels and that way you could put locks on it etc. Just a thought!

Ray Schulze Lot #212 - Those from Brookside know that when they had septic problems that were leaking into Town Creek and they sent people from EPD in Atlanta and they said if we didn't fix it immediately they would close the park. They have this authority and will use law enforcement to enforce this. Watch your septic system.

Richard Peavy Lot #91 - Don't make the same mistake Custer made.

Jan Timoteo Lot #59 - What system do we have for handing out directories? Dawn answered that you just have stop by her house - she has a limited supply but she will be happy to give you one. We are giving them to new owners and those who do not have computer access because they are available on the web site to down load.

Becca Roby Lot # 98 - Just wanted to repeat what Dawn said that all new owners are given one and she also would be happy to download for anyone.

Richard Barber I xrt #56 - When will we hear about the changes to the covenants? Ken answered that the changes to the covenants are right now in the hands of the attorney for review and proper language. The major changes relate to water and sewer and also about fines and how they will be implemented. As soon as they are returned from the attorney they will be mailed out for a vote.

**The meeting was closed.**

Rory Riff Secretary

Transcribed by Lin Ewert