

Board of Directors Meeting August 13, 2016

Bill called the meeting to order. Bobby led the meeting in a prayer and the Pledge.

Bill asked for new owners in the park to stand and be recognized. Sharon and Jerry Hilderbrand of Lot 85 introduced themselves. (applause)

Beth took roll and all members were present: Bill Maxwell, Bobby Privette, Sandy Schulze, Beth Wolfe, Rory Riff, Jerry Coleman, Darrell Williams

Beth's Secretarial Report - Beth reported that the **ballots for the election** of the 2017 Board of Directors have been steadily coming in and requested that owners who haven't yet turned theirs in to do so. Owners who want to hand deliver their ballot can bring it to the pavilion between 9 and 10 on September 3. She requested that everyone vote. There is a **Paradise Valley Facebook** page that's not anything official, which is why there isn't a link to it on the webpage. It's a fun way to connect with Paradise Valley friends if you like to use Facebook. Though some activities at the campground are posted, it is in no way comprehensive. Contact her if you need help getting on because it's a closed group. She reminded owners to ask before posting pictures of anyone else on FB. The OFFICIAL **comprehensive** park information comes from the **website at PVCOA.com**. Park updates are delivered right to an inbox or available online if you register for it. Only one person per lot/lots needs to register. The **Proposed Amendments to the Covenants** have been presented to the Board and lawyer and the ballot is now ready to be presented to the owners this Tuesday, August 16, at 10 a.m. in the pavilion. The ballots will be sent out September 3. Our lawyer, Martin Welch, has given the park the go-ahead to make an easier-to-read summary version of the Covenants, as well as a version where the amendments are incorporated into the text in the correct place replacing each former Covenant article to make the Covenants more understandable. Those versions will be available next season, after the results of the voting in October. (applause)

Bobby's Water and Sewer Report - Golf carts are to yield to all the traffic. Bobby reminded us about the **protocol for water information**. Sue Riff does a great job on getting the information out through email for those who are registered on the website. On the entry gate there will be a "1" posted, which means if you live on side 1 - the park entrance side of the bridge-, there is something you need to read on the bulletin boards about the water and sewer to find out which lots are affected. A "2" refers to the people on side 2, across the bridge. If there is a "B" on the gate, that means those with affected lots need to boil water until the B goes down, but not everybody. To assure that the water is safe, a sample is taken and tested by the water company. Water on the affected lots is not to be drunk until the "B" comes down. The park is making progress on **marking the valves**. He explained how the valve signs are to be read. If valve 1 and 2 are turned off, the lot numbers in between will have their water cut off. The affected lot numbers are written on the small signs. Some lots are only controlled by one valve. Some lots are controlled by three valves. If the valve's number has a ".2" after it, Valve 3.2 for example, that means it's on side 2. Valve 2, without a ".2" would mean side one. Each valve "system" has its own color code. If the valves to shut off are too complicated to be put on the sign, the sign says "see instructions", which are in the office. Please do not start turning the water off and on at those valves. Bobby has had the water system maps enlarged for easy reading. (applause) Bobby and Darrell have sets of the enlarged signs and there's an extra one in the office, which will last for a long time. The signs will be put up soon. Four **lift stations** have been replaced. There are two more to do on side two and then there are 3 on side one. One lift station there is currently an emergency. Lots of ground gets disturbed while they are worked on. There are sometimes surprises along the way, like having to move its location. The water system is being updated and modernized, with only a green lid instead of the big boxes. They are expensive but they are coming in under budget on each one by \$800-\$1000. (applause)

Rory's Financial Report: The details of each account are on the bulletin boards. The park has a total in assets of \$341,098. Water and sewer was \$97,000 with 5 lift stations left and will bring it down to \$72,000, depending on problems. The park has spent about \$70-75,000 over the past 3 years. There has only been an increase of \$10 in that time. He is proposing to **raise the maintenance fees** by \$48, just under 10%, to \$536 in 2017. That increase will bring in just under \$14,000 a year. It will take less than 5 years to replace what's been spent. Bill

said that way there would be no one-time special assessment. Beth mentioned that there were upcoming repairs to roads and the pool and she didn't want to not have enough reserves to keep the park in good repair. Sandy commented that she'd rather it be in the maintenance fees than a special assessment. Rory made a motion to accept the increase of \$48. Sandy seconded it. All voted in favor of it. There will be a policy change for **trailer space rentals**, which are completely full at this time. The trailer spaces will be leased for \$120 a year. Owners who want to keep their spaces need to notify Rory so they can be billed for it at the beginning of next season. There is a three-person waiting list. Rory made a motion to accept the new policy. Jerry seconded. It passed unanimously.

Jerry's Architectural and Site Improvement Committee Report - Jerry reminded everyone that Sept. 1 is the last day for permits to be issued for cabins. Oct. 1 is the last day for permits to be issued for any other building to be done. Bill thanked Jerry for stepping in and doing so well for the park. (Applause)

Sandy's Activities Report - Sandy shared that there was a great turnout for **Pot Luck and Bunco** with nice cash prizes. The next Pot Luck/Bunco is Sept. 19. Come to one or the other or both. The **pool party** was great. The duck race was hilarious. Grilling the meat and sharing side dishes was delicious. Today is the next pool party with the game being Hunt-a-Duck. All money will be given as prizes. One dollar to participate. Pick a duck from 1-100 and find it when all the ducks are thrown in. The kids will play for free and get a dollar when they find theirs. Rain or shine is the Burn Your Own with side dishes brought by owners. The **Poker Run** date has been changed to Sept. 24. Toni Shearer is going to do a **craft class on Viking Knit** on Tuesday, August 30, at 10 a.m. Call Toni so she can prepare the \$10 kit for each participant. On **Labor Day weekend**, the ballots are counted on Saturday. There really isn't a meeting on that day unless you have a ballot to turn in. On Sunday, Sept. 4 is the luau at 4 pm. for \$5. Meat, sides and dessert is included. Darrell may cook a couple of briskets along with pork butts this year. Mark calendars for **karaoke** for Sept. 10. There is room for 15 more people on the **bus to Cherokee**. Please give Sandy the checks as soon as possible. When you use the pavilion, pool or any facilities, please return everything, including fans, to the way it was before you used it. Events **posted on Facebook** are not necessarily a fact. An owner may not realize there's a change. Please check the website or the whiteboard for up-to-the-minute info. Soon Sandy will bring **sweatshirt samples** for sizes and colors to try on and orders will be taken. (applause)

Darrell's Grounds Report - The **gate's** parts that were ordered have been replaced. It will hopefully last for a few years. The county should be working on the **ditch on Paradise Valley Road** to keep water from running from the road onto lots 15 and 16 and our drain fields. They'll pile up some dirt there as well. There are two **trees down**; one behind lot 275 and one between lot 34 and 65 on the green space. Bob gave a bid and another vendor is coming to give one as well. Scott from Precision Paving came and there are 8 places in the park where the **road** is pretty bad. The bid is for \$4999. Darrell has a map showing what will be fixed to start with. Hopefully after that, we can do a little each year over the next 3-4 years to have them all done so it won't be a big expense all at once. Bill stated that there are no major problems with the roads right now but that the areas that were fixed previously were not done properly. The hairline cracks get water in them and freeze and crack during the winter. It becomes expensive to dig it up and replace it. The section of road by Gloria's lot 80 jars teeth like a speed bump. It was supposed to have been ground down but wasn't. There's another "speed bump" right across the bridge that was not properly fixed. We are attempting to get these done before the winter. Darrell spent a day going around with a rep from Precision Paving, who said that most of the roads are in pretty good shape. Darrell remarked that this company is a local, third-generation paving company. Rod asked who should owners with asphalt driveways ask about rates when PP is here. Sometimes a better rate is given if the owner's work is done while PP is in the park doing business. Darrell will ask about a time that the paver could come in and meet at the pavilion to talk to the owners. Rod stated that it may require the owner to get some sealer at Ace and seal the cracks before PP gets here and then it's a quick job. Darrell then shared that they want to be our asphalt company. Also a lot of the gravel driveways that are right by the road are a bit lower from being washed away from the road making a hump down to the driveway. The owner should put the gravel back up to the road level because riding over that edge is breaking the road there. Mr. Peavy said the biggest problem is that there are tree roots growing up in them and no ditches. Otherwise the water finds the weakest spot in the road and comes through. Barney said that there are places that if you pull over in a golf cart, you go over. We need things backfilled so that there's a shoulder to pull over on. He is in disagreement about waiting until September for the road because there are too many jobs to get done before it's off-season.

Darrell will get with Jason to get a bid to replace the leaky **gutters on the laundry room**. The **roll-off** in the back is full. Don't take anything down there please. After it's been unloaded, if you need help getting something in the roll-off, ask Darrell and he'll make sure it gets in. Please do not just set it off to the side of the roll-off. John asked if there a reason that we couldn't get it emptied. Darrell said he was unaware it was full and it will get emptied by Wednesday. Sometimes the roll-off gets filled up with couches and BBQ grills from new owners (and we are glad they are here) who are renovating. Those items take up space. PVC pays for roll-off removal by weight. Darrell would have gotten it emptied sooner if he knew it was full. Darrell requested that people do not do any dumpster diving. It is really dangerous.

Darrell made a motion to accept the bid for the asphalt from Precision. Jerry seconded. Sandy asked when all the roads are going to be resealed. Darrell said PP said overall the road is in good shape. Rory said when it was done it was good for 5 years and that was 3 years ago. Motion was approved unanimously.

Bill announced that **Roger** has agreed to be with us full-time this season, this off-season and next season for sure. (Applause) The Park appreciates all he and Carole do for us. Please do not park where it says **No Parking**. It is for use with the handicapped spaces for golf carts. Loading and unloading supplies is fine. Just move it as soon as you're done. If anyone sees someone pulling in there, please ask them nicely to park elsewhere. By the laundromat, some people are parking their golf carts there. Someone couldn't get out of the park because of it. Once again loading and unloading is fine if it's moved immediately after. As soon as you turn off Paradise Valley Road, you should have your foot on the brake before the gate or you'll be **going too fast**. Please don't wait until someone gets hit to change this behavior. The same with golf carts going down Cardiac Hill. They can't make the turn and run into the lots at the turn. Bill acknowledged the difficulty of not being able to pull a golf cart over to allow a car or motor home the **right of way**. Just get the cart off as soon as you safely can. Bill made a note of that Barney's backfilling suggestions.

Bill asked for old business. Sandy reminded everyone to help each other out by letting them know the **garbage bag is on their roof**. Roger is being helpful in picking them up so that it does not reflect poorly on the park. It's not his job. Perhaps just put in on the front hood.

No new business.

Open for comments from the floor

Elizabeth Carter lot 150 - There was a situation at the mailboxes. Golf carts need to move over as well as cars. Sometimes they are two abreast. Another thing is the speed. Something needs to happen down at the corner of Happy Trail and Hidden Valley Road. Rosie nearly got hit by a car when she was in her golf cart. (There was crowd chatter where signs and speed bumps were mentioned.)

Rod Gibson lot 18 - Rod would like to bring the variances out of the dark. He suggests that if a variance is requested that it would be posted and a period of time (10 days) allowed for response or opposition by others in the park. He feels that they should be open to see what's being requested. If variances are granted indiscriminately, then that could ruin the park. Tom Grice and Bob's Tree Service made a dead or dying tree designations, yet nothing has ever come of that. Bill responded that this was not official walk-through approved by the entire Board. Bob's Tree Service just said yes to lots of them. Bill said that they aren't all dead and that we will not take them down. Removing all those trees at Bob's Tree Service direction is just putting money in his pocket. Bill will have Darrell contact a tree company to review the trees there.

Judy Stewart lot 104 - The books that were donated and housed in the laundry room are all gone. They were donated, and should not have been removed. Whoever removed them didn't have the donors' permission. Bill said they were taken out during painting and cleaning. The books were moldy and smelly, complained several owners. Judy was asked to be in charge of that. She can form a committee so that they are packed at the end of the season and stored in a controlled environment. She could ask the Board for room in the meeting room. The laundry room was not open last year so the moisture just continued to build up. The person in charge of the committee could make sure they're moved.

Jan Timoteo - lot 59 and 55 With regard to what Rod brought up, we have a good Board and a good architectural committee. Variances have to go through the county. If the county approves them, then they go

before the board. Posting a variance and having people complain about something wouldn't help the Board with what they have to do. Bill thanked Jan for her comment. Bill says in the Covenants that the Board has the responsibility and discretion to grant variances in the park unless it's in violation of Georgia statutes. Bill said that some things that go up are detrimental to the looks of the park. A lot of the variances will be taken care of with the covenants vote that's coming up.

Richard Peavey lot 91 - With regard to speed. Has the Board considered putting in speed tables instead of speed bumps. They are a little smoother. Darrell will have Precision Paving look at speed tables. Bill notes that if it doesn't have the right angles, it's horrible for RVs. Richard said stop signs don't work.

John Coons lot 264 - With regard to the variances. Are we discussing variances with regard to the county or to the park? The county has vacillated over time with decisions made on one issue and another. Rod said he was referring to variances to the park. He is against them being in the dark. There is nothing in the Covenants to restrict having them be in the light. Unchecked variances have a negative impact on the park. Perhaps a covenant that gives 10 days to respond. John says that today if someone in here wants to put up a cabin, they would have to get a county permit and go through a variance procedure because cabins built earlier aren't allowed in White County today. Rod had to recently go to the county for a variance, not through the Board. The covenants give the Board discretion, Rod just wants them in the open. Rod would like a Covenant for it.

Gary Abair Lot 273 - There's been an article in the newsletter to not let others in the gate. He asked if there could be a number or identification on the front of a vehicle to designate PVC owners. It was suggested that some people are lowering the gate before someone else goes through it. Rory stated the gate can only be lifted, not lowered. Bill replied that over the winter they had orange stickers to show they belong. The problem comes about how many IDs to make, how many does each lot owner get for family members. The gate works well when visitors just call who invited them to come open it. Bill almost changed the combination on the clickers but couldn't get information to all owners. But once the combination is out, and given to families, it seems to get to workers, so the purpose is defeated. It seems to be mostly the realtors who tell them to just wait for someone to open it.

Ray Schulze lot 212 stated that on Tuesday at 10 a.m. here in the pavilion will be a Covenants meeting to announce the proposed amendments that will be on the ballot.

Bobby moved to adjourn. Rory seconded. All in favor.

Respectfully submitted
Beth Wolfe