

**PVC Board of Directors Regular Meeting
July 11, 2015**

Call to Order – Bill Maxwell, President

Opening Prayer – Richard Peavy

Pledge of Allegiance to the Flag

Recognition of New Members – Judy Gregory, Lot 70

Bill Maxwell recognized Richard and Cathy Barton on their 56th wedding anniversary.

Roll call of Board Members: Attending – Bill Maxwell, Kenneth Killgo, Rory Riff, Joe Cuce, Sandi Schulze, Tom Grice and Bobby Privette

Board Members Reports

Bobby Privette, Secretary

The secretary requested the minutes from the July 3 Workshop and the June 13 regular meeting be approved as posted. The minutes were approved.

Bobby reported that ballot envelopes will be stuffed on Monday, July 13, 2015 at 10:00 AM and the Secretary will welcome anyone who will volunteer to help.

The date for the election meeting has been changed to September 5 as mandated by our Bi-Laws. Ballots will be mailed out to members on July 14 and must be received by the Secretary by mail or handed in between 9:00 AM and 10:00 AM on September 5. Ballots must be presented in a sealed envelope by the lot owner. At 10:00 AM two Board members (not including any nominee) will retire to the meeting room to open envelopes, verify the owner and remove the owner's name from the ballot. At 11:00 AM ballot counters will begin the process of tallying the ballots. Immediately after the ballots are counted the results of the election will be posted to the PVC Website and on the park bulletin boards

Sandi Schulze, Activities

Bill Maxwell recognized Sandi for her many hours of work and the work of the members of her committee in providing quality activities that are being well received and attended by the park members. He noted the 4th of July Golf Cart Parade and the BBQ Cookout as examples.

Sandi added her thanks to those who made great efforts to decorate their carts for the parade. Judges gave the following awards: First place, Bobby and Dawn Privette; Second place, Beth and Chris Wolfe; Third place, Candace Naquin. Sandi also pointed out the article and picture of the parade in the local White County Paper.

She reported good attendance at the brown bag lunch and water melon seed spitting contest (won by Darrell Williams). She also noted that over 100 guests were served at the Cook Out in less than 30 minutes. Sandi reminded the members of the Pot Luck Dinner tonight (7/11) and the Italian Pot Luck Dinner on 7/13 with Bunko to follow. Saturday, July 18 at 10:00 AM there will be a Pot Luck Brunch followed by Quilters with Norma, an inspirational speaker. There are enough members signed up for the Cherokee trip so it is still on, but there is room for 20 more at this point. A new event, the first PVC Spud Run, is scheduled for July 26. There will be horse races followed by a Baked Potato Bar. Cost for the food will be \$5.00. See the posted flyers for details.

Kenneth Killgo, Architectural Committee

The Committee received a request for approval to install a fireplace in a cabin. Kenneth noted that a permit must be obtained from White County to be able to install a fireplace in a cabin or park model. Our Architectural Committee will not consider issuing a permit until the member has one issued by the county. Kenneth noted that several projects had been started within the park without Architectural Committee approval. It was also pointed out that injunctions may be placed on those who continue to ignore our mandatory permitting process.

Rory Riff, Treasurer

Rory reported that the park is in good financial shape. He also reported that there are 5 members who have not yet paid their annual dues. Interest is being added to their dues and liens are being placed against their property. Currently, our total assets total \$348,942.00. For the complete financial break down see the Balance Sheets posted on the park bulletin Boards. All available trailer parking spaces are now rented. Only 5 mail boxes are available and only for owners, not renters.

Joe Cuce, Water and Sewer

Bill recognized Joe for his hard work to install our new PA system including running cables from the front to the back of the pavilion. Joe reported that all was well with our water and septic systems.

Tom Grice, Grounds

Tom reported bids from two contractors and one coming from a third to repair the erosion problem at the upper end of the culvert near the roll off dumpster. 1. \$2,610 plus \$754.36 if a 30 inch culvert is used to replace the existing one, or \$1,096.00 if using two 20 inch culverts instead. Tom is checking with state and county officials for any requirements they might impose.

A new pool pump has been installed. A timer will be installed to turn the pump on/off at prescribed intervals. Bill Maxwell added that the old pump will be refurbished and kept as a back-up.

New Business

Sandi Schulze reported she had a request from a member for permission to use the pavilion. This request will be considered by the Board. The Activity Committee will also be asking for permission/variance to conduct an "inside the park" yard sale.

Joe Cuce announced his need for at least 6 volunteers to help him with mapping the park. Several members volunteered.

Old Business – None was presented

Bill Maxwell, President

Bill reminded the members that our rules require all golf carts must have the owner's lot number displayed on the cart. Also, each lot should have a sign displaying the appropriate "911" address. Bill noted the need for a volunteer Garden Committee to care for some of our landscaped areas. He asked for anyone interested to contact him. Bill stressed that our Covenants have been in effect for a long time. Some have expressed their opinion that violations are selectively enforced. However, Bill expressed this Board's intention to enforce all covenants we have in place, fairly and evenly.

The Rules Committee has worked on the present protocol for handling covenant violations. Bill requested that the present protocol be amended to drop the first two steps (1. A visit by two board 3 members; 2. A letter will be written to the member in violation) and they be replaced with "When a violation is noted the member in violation will be visited by two Board Members to explain their violation and the fine that has been imposed." Kenneth Killgo made the motion and a Second came from Rory Riff. The president called for a vote and the measure passed by unanimous vote.

Bill discussed some issues regarding renters in the park. He noted that this Board is not opposed to renters. However, we are opposed to renters in the park who do not know or follow our rules and covenants. We are, by covenant, a "Seasonal Campground". The season is basically April 1 – October 31. Bill announced a gathering of members to be held July 15 at 2:30 for members who have lots they wish to rent to discuss issues regarding renters. Bill also announced that there can be full-time members in the park who are assigned certain duties to watch over the park during the off season. Approximately 10% of our members may be Care Takers. Bill noted there are problems which arise when renters do not follow rules. Inappropriate items being flushed into septic systems and burst pipes in the winter due to improper insulation of pipes and improper winterizing techniques.

Rory Riff noted that some renters have 1 to 3 year contracts in place. This issue needs to be dealt with.

Tom Grice asked if our septic systems were designed for only seasonal use. Joe Cuce announced that it is OK to use our water and septic systems year round and in regard to the septic systems it is preferable to keep the lift pumps in use rather than letting them remain idle for months at the time.

The meeting was opened to the floor for questions/comments.

1. June Brangham, Lot 62 asked if White County had agreed to fix the ditch running parallel to Paradise Valley Road. The ditch is inadequate to carry away the run off which is causing erosion problems for members who live near Paradise Valley Road. Tom Grice noted that he had contacted the county regarding the problem several times, but

to no avail. Bill Maxwell directed the secretary to write a letter to the county addressing the situation. The letter is to be signed by all Board Members.

2. Rod Gibson, Lot 18 thanked the Board for posting minutes from the previous Workshop Meeting and asked for an explanation of the purpose of the Workshop Meetings. Rod gave his opinion that there should be a distinction made between full-time residents and full-time renters.

3. Clyde Camp, Lot 39 noted that the meeting regarding renters being full-time should address the problems which have been caused by the renters. Bill Maxwell noted that the proposed Care Takers be the “eyes and ears” for the park during the off season.

4. Ted Dietz, Lot 176 asked if we could limit the number of Care Takers. Bill Maxwell noted that at this time we will be looking for the number of Care Takers to be limited to 10% of the members of the park.

Rory Riff noted that most of the lots sold during the last 9 months were sold to people who intend to be full-time residents.

5. Mike Camelo, Lot 128 asked what had precipitated the Board’s changing of the protocol at today’s meeting. Bill Maxwell replied that letters that are being sent to violators are being ignored. He also noted that any fines imposed for violations can be appealed to the board. Mike expressed his concern that the process of imposing fines could degenerate into “nit picking”. Bill Maxwell reiterated his commitment to fairly enforcing all covenants and rules, but this Board will not be “nit picking”.

6. Jan Timoteo, Lot 59 suggested that it be made mandatory for all prospective buyers to be interviewed for approval and also be made aware of our covenants and rules. Jan was directed to complete a Suggestion Form and submit it to the Board. Jan asked Rory Riff why we have \$40,000 in the Contingency Fund. Rory explained that only a small percentage of funds go into the Contingency Fund. He also noted that the percentage going into the pool reserve fund will soon increase to cover costs of repair and/or replacement of the pool as it ages.

7. Bonnie Merritt, Lot 153 noted that she has a renter with a handicapped child who has a 13 month lease on her lot. She also noted the child uses a circular flotation device in the pool. She asked the Board to consider not making this renter move out.

8. Richard Peavy, Lot 91 reminded the members that our Bi-Laws and Covenants were put in place to keep PVC from becoming a trailer park. Mr. Peavy agrees that there should be limits to the number of Care Takers allowed in the park.

9. Lin Ewert, Lot 83 discussed the three young people seen in the pool being supervised by a 16 year old and questioned whether or not a 16 year old should be considered an adult. Also, some water toys had been left at the pool for children to play with and they were put in the dumpster. Tom Grice responded that the toys had been blocking the skimmer of the pool and had to be removed. Bill Maxwell, with the Rules Committee, will take up the issue of how young a person can be allowed to be unsupervised at the pool.

10. Gene Ewert, Lot 83 stated that lot owners should be present in the park if they are renting out any of their other lots.

11. Jan Timoteo, Lot 55 asked the Board to consider setting aside the hours of 7:00 PM – 9:00 PM each evening for “adult only” time at the pool. She was asked to fill out a suggestion form and present it to the Board for consideration.

12. Barney Casteel, Lot 44 shared a complaint that a renter had come into the park late at night and ran over lights in his yard on lot 44. The problem is one caused by the absence from the park of the owner of the rental lot.

13. Joe Cuce, Lot 205 suggested that the rule regarding floats in the pool be changed. He noted that some renters have year-long contracts and asked if the park could allow those renters to stay in the park during the off season (October – March) if the lot owners are present in the park. Joe also reiterated that the position of the Board is to treat all rules and covenants violators fairly and equally.

14. Ron Roskosh, Lot 41 noted that even though the grounds committee had rode through the park noting improvements that needed to be made on certain lots and letters had been sent, some lot owners have yet to tend to the issues noted. Tom Grice noted that some letters had only been sent recently and the allotted time for making remedies had not expired.

Kenneth Killgo made the motion to adjourn, seconded by Joe Cuce. The meeting adjourned.