

## BOD Meeting 7-11-2020

Prior to this BOD meeting of 7/11/2020, Rory Riff asked to address the owners present. He then advised that he was officially resigning from the Board of Directors at the request of the Board of Directors. He then discussed circumstances leading up to the resignation from his perspective and when he was finished he left the meeting. Because Joe Cuce was named as a major reason for Rory Riff's resignation, Joe was asked to address his role in the situation. During the discussion, it was identified that the action taken by the BOD was not supported by the By-Laws that govern PVC. After further discussion led by Joe, Joe suggested because he had resigned from Water/Sewer and VP of the BOD on 7/10/2020, that the BOD speak with Rory to determine if he would rescind his resignation. Joe then suggested contact be made with Bobby Privette, Lot 261 to determine if he would fill in the Water/Sewer position for the remainder of the year. The BOD advised that they would follow-up on both suggestions.

On 7/13/2020 An Executive meeting of the BOD was held with the following members present: Karen Cantrell, Rick Gass, Kathy Gibson, Rory Riff, Carole Winter, and Jim Zilaro. At that meeting Rory Riff was asked to rescind his resignation and all members present approved the decision. Rory Riff will continue in his current role through the season ending March 2021.

Rick Gass opened the 7/11/2020 BOD meeting and asked Carole Winter to conduct role call.

Members Present: Karen Cantrell, Rick Gass, Kathy Gibson, Carole Winter, and Jim Zilaro.

Architecture, Rick Gass : Called the July BOD meeting of 2020 to order at 9:25am. Rick led the invocation which was then followed with the Pledge to the Flag. Rick welcomed everyone and asked for new owners to stand and be recognized.

New Owners: Robert and Cheryl Eaton, Lot 262 were welcomed by all.

Rick Gass then called for BOD member reports.

Secretary, Carole Winter: Carole advised 56 letters so far have been mailed from the Ride-Around that was completed in June, approximately 250+ letters were mailed with return ballots and stamped return envelopes for the Road Proposal, 7 letters were issued for the Full Time Resident mailout and 1 individual noise pollution letter was sent all in the past month. It's been busy and hasn't stopped there. Carole Winter recognized Teresa Rogers, Lynn Harris and Linda Hackett who helped with completing the mailout work for the ballots on the upcoming election. Approximately, 290 Ballots with an introductory letter, Bios, and stamped return envelope are ready for mailing later this month. Linda Hackett, Tom Hutchinson, and Keith Johnson are the 3 candidates for the 3 open BOD 2-year positions for the 2021 Board. To get to know the candidates better, a Bio was published in the July Pipeline and a Meet the Candidates presentation is planned Immediately after the 7/11/2020 BOD meeting. The Meet the Candidates session will be the Owner's opportunity to learn more from the potential candidates. Ballots are to be returned by Sept. 4<sup>th</sup> . The election will be held on Sept 5<sup>th</sup> 2020.

One item still remains on Carole's list of to dos for the 2020 season. The item still needs to be prioritized and budget established for the items identified in the plan. Carole will work with fellow BOD members to see that this is accomplished:

- 1) *Establish 5-year strategic plan for management/growth for PVC also to include budget items - All*

Water/Sewer: No report, please refer to the BOD workshop minutes from 7/08/2020 for current update.

Activities, Kathy Gibson: Thanked everyone for July 4<sup>th</sup> outcome and donations, great day and kids had a great time. Kathy also thanked everyone who assisted with clean-u. Kathy asked everyone to review the back of the PVC Pipeline's Calendar for a current listing of activities and upcoming events. The next Activities planning meeting is August 3<sup>rd</sup>. Kathy reviewed the July 25<sup>th</sup> first Karaoke to be done by Lance. It will be a BYOB and nothing is supplied by the Park. Folks may bring snacks to share. Also, July 31 will be an ice cream RB float night. Kathy stated that there have been great turnouts at events so far. She also advised, Kathy reminded everyone that Directories are available for \$5.00 and Name tags \$10.00.

Architecture, Rick Gass: Rick advised that 18 permits have been issued this year and 5 are outstanding, Rick reminded everyone that 10/1/2020 is the last day PVC permits will be issued and the work must be completed by end of the season, 10/31/2020. There was clarification on whether that timeframe also held true for new Park Models being installed in the Park and it was answered with a Yes.

Treasurer, Karen Cantrell: Karen reviewed June financials and stated that are doing well. She advised that 3 HOA fee invoices are still outstanding and liens have been placed on the properties. Karen advised that she is receiving Road Proposal ballots and encouraged everyone who hasn't mailed theirs to please do so ASAP.

Grounds, Jim Zilaro: Jim stated that there are issues with standing water and he has contacted Bart to address, Jim advised that Kathe Hyman, Lot 285 is going to chair the cleanup project for the front garden entryway. A Pine tree and stump need to be removed in the entryway and he has received a bid for \$450.00 to remove them. Carole Winter made a motion to approve and Kathy Gibson seconded, all members approved. Jim is also looking into the electricity and water in that area to ensure no damage will be done while work is underway. Jim thanked the Workcampers for their involvement in maintaining the Park this year. Jim stated that reseeding is underway due to the washouts from rain in areas throughout the Park. In addition, The Ride-Around will be revisited for follow-up and completeness of items cited in the third week of this month.

Jim advised he is looking into relocating WIFI/router to make it more accessible and better serve the pool area. Also, once the resurfacing work is completed, arrows will be painted onto the road at the front area to define the new Exit pathway and assist with traffic flow to the right upon exiting the Park.

Jim also pointed out the NO PARKING areas in the front area by the laundry and asked everyone to abide by the signs, please only park your vehicle there while loading and unloading at the laundry.

Lastly, Jim also asked everyone to return their votes on the Road Proposal. He advised the date has been extended to return the ballot till the 25<sup>th</sup>, he also explained that the costs to do this work will only increase with every year that passes with no action. He stated that we need 2/3 of the votes cast with a majority of the votes = 143+1 or 144 to move forward with the project.

Rick then asked for additional audience comments.

Bill Maxwell, Lots 243/244 asked for clarification of the Road project, Jim Zilaro responded with explanation, Side 1 is resealing and Side 1 and 2 Repairing.

Bruce August, Lot 199/200 asked if owners don't cleanup what are repercussions, Jim Zilaro advised owners have till 18<sup>th</sup>, the lots will be revisited and if not addressed the BOD will have work completed and bill the owners appropriately.

Bruce August, Lot 199/200 asked about "Full Time Residents." Carole Winter responded that letter have gone out asking for three items to validate the owners have legal residences other than PVC. If we do not receive that proof The BOD will follow-up with a second letter including actionable timelines, fines and the possibility of legal action.

Sandy Schulze, Lot 212, asked for assistance with Green Belt area to the front of their lot. It gets overlooked at times by the mowing crew for the Park, Jim Zilaro stated he would look into this.

Rod Gibson, Lot 18, clarified an item in previous discussion that the covenants do not , fines associated with them only the Rules.

Diane Maxwell, Lot 243/244, thanked the Park for bringing in the Workcampers.

Roy Garceau, Lot 279 gave a shout-out to Carole Winter and committee for all the licking, stamping and collating done.

Robert Eaton, Lot 262 Questioned when the replacement and repairs of the three boards on the bridge, Jim Zilaro stated that the bridge has to be closed and the work is done by volunteers. Jim will prioritize this, Darrell Williams stated he and Billy Camp would volunteer to do the work.

Terri Darias, Lot 199/200 wanted to thank the BOD and said United We Stand and for all the hard work that these volunteers do.

Discussion was introduced about the signs in our Park, Jim Zilaro advised it has been tabled for now due to escalated cost, but it will be addressed. The BOD realizes how important this item is. And will be contacting additional vendors to gather more information to bring to the owners.

A motion was made to adjourn by Rick Gass and seconded by Carole Winter; meeting adjourned at 12:11 PM.

