

BOARD OF DIRECTORS MEETING MINUTES
July 12, 2014

Meeting called to order by Clyde Camp, President

Richard Gass, Lot #147 lead us in prayer followed by the Pledge to the Flag

Bill Maxwell called the roll, all Board Members were present.

Clyde asked if there were any Owner's present for the first time, there were none.

Clyde gave a welcome and thanked all Owners' that were in attendance. He stated that the month of July has been a very busy time for Activities: the Golf Cart Parade and the July 4 BBQ as well as the normal activities that have been planned. All of these activities were very successful and very well attended.

Bill stated that the Minutes for the June 14, 2014 Board of Directors Meeting has been posted for some time and asked if there were any additions, deletions, or corrections to the minutes. There was none, he asked for a motion to accept the minutes as posted. Kenneth made the motion, seconded by Joe, the motion carried.

Bill said that the request to reseal the roads was mailed out and that the ballots were opened and counted yesterday by a panel of four people. The results were:

216 Ballots were returned
210 YES Votes
5 NO Votes
1 Blank Ballot, counted as a NO Vote
TOTAL RESULTS 210 YES 6 NO

Bill thanked all owners for the very positive response we received for this very necessary project.

Bill read a letter from Alan & Terri Szlosek thanking the Board for correcting a drainage problem on Morning Glory Dr and they sent a donation of \$200.00 to the Board to apply towards the cost of the repair.

Meet and Greet will be held immediately following the Board Meeting.

Bill reminded everybody that the Election of Officers for the Board will take place August 30, 2014. Owners must bring their Ballots to the meeting in person, or mail them to us by August 29, 2014.

Rory Riff gave the financial report and stated that the Park is in good shape financially:

Total Current Assets \$ 112,593.75
Reserve Accounts \$ 244,091.07
Total Assets \$ 356,684.82

Rory stated that this report will be posted and asked for a motion to accept the financial statement. Motion made by Kenneth, seconded by Joe, Motion carried.

Joe explained that several people have come to him this month and expressed some concerns.

A pile of wood placed in a culvert, Camptown Trail has a sharp curve and a large deep hole by the side of the road preventing delivery trucks and RV's from making the turn, and Mail box questions. The wood has been removed and the road will have signs installed that warn that Delivery Trucks and RV's can not go in that direction because of the sharp turn.

Estimates to have a cover built over the water tank on side two of the park were extremely high; therefore we will have the tank painted with a heat reflecting material to try to control the heat on the tank. Holding down the heat on the tank will help us with the algae growth. The Health Department has congratulated the park for having near perfect water in the park. Joe stated that we have not had to spend any money, other than normal maintenance, on our septic systems this year. Our septic systems are in the best shape they have been in for years. Thank you to all for a great job!

We have a camera installed at the dumpsters and Joe has viewed around 5400 pictures of our members using the dumpsters. Please breakdown boxes and throw the garbage bags to the back on the dumpsters.

Tom announced that we have a new contract for Perry to mow the common areas in the park. Yard debris will be picked up on Tuesday and Friday of each week. The months of December and January he will pick up on Wednesdays. Please use caution as to what is placed in the bags to be picked up. There have been many bags containing dog poop that were placed in the bags of leaves. These had to be removed before the leaves were burned. Someone even put a small propane tank in a bag of leaves which exploded causing a dangerous situation. **Only yard debris is to be set out for pickup.**

Tom brought to the attention of the Board, three invoices from the pool company for work on the pool. It was decided that this would be discussed later. Tom asked for a motion to award the bid to K & K Paving to fill the cracks in the roads and to reseal all roads in the Park. The contract is for \$25,500.00 to complete this project. Motion made by Sandy, seconded by Kenneth, motion carried.

Owners will be notified when work will begin and when the road in their area will be closed to traffic.

Tom thanked everyone who has supported he and Pat during her illness.

Joe made everyone aware that the installation of the shut off valves on side one of the Park has been postponed for a period of time. He hopes that this work will begin in August.

Sandy wanted everyone to know that the Golf Cart Parade had 18 carts participating and it was a huge success. The adult cart winner was Steven & Darlene Shaffer, Lot# 12 and the children cart winner was the Ewert grandchildren, Lot# 83. Sandy announced that 130 people were fed at the July 4th BBQ and that the Board apologizes for running out of food. This will not happen again; we will not run out of food in the future.

There is a sign-up sheet in the pavilion for those that want to make the trip to Harrah's on September 8, 2014. Activities Committee Meeting will be held at 10:00am on July 24, 2014. Yard sale for the Park will be held on July 26, 2014 at the pavilion.

Cheese and More Deck Party is being planned, the date will be announced at a later date. A Luau is being planned for September 1, 2014. There will be Pulled Pork and plenty of it to enjoy.

Sandy said that she was very pleased with the remodeling of the kitchen and the pavilion. What a great job by the contractors. Thank you Kenneth Killgo for overseeing this project. Sandy asked that all of us check the web site, the pipeline and the board at the entrance gate for information on all activities that will take place in the park. Elizabeth announced that if anyone has an item to go in *the Pipeline*, *get it in* by the 25 of each month to make the deadline

Kenneth let everyone know that Solid Rock Construction did an excellent job for us in remodeling the Pavilion and Kitchen. He explained that there were several items that were done for us that were not in the contract. Bad wiring was found in the ceiling of the meeting room, the wall that holds the electric panel was not attached properly to the floor, cabinets in the kitchen had to be custom made in order to configure the kitchen as it is now, and trim work that was not done in the original construction was added. All of this was completed without any additional cost to us.

We will be painting the pavilion soon and will ask for volunteers to help with the painting. When the painting takes place, the pavilion will be closed.

Clyde stated that it has been great to see so many families in the park this year. In the last three weeks there have been family members and grandchildren and owners in the park. This is just great!!!

There was no Old Business to discuss.

Tom brought up the dumpster situation under New Business. Tom made a motion to keep three (3) dumpsters and have a once a week pick up for the three dumpsters, seconded by Sandy, motion carried

Tom made a motion to adjourn, seconded by Joe, motion carried.

Respectfully Submitted,

William Maxwell, Secretary