

MINUTES

BOARD OF DIRECTORS MEETING

July 13, 2013

President Clyde Camp called the meeting to order and asked Ron Roskosh to lead in prayer. Clyde asked everyone to stand and recite the Pledge to the Flag.

He welcomed everyone present and asked if there were any new owners present. Randall Pruitt of Lot 32 stood and introduced himself.

Secretary called roll of Board and all were present. Since the members of the Board have a copy of the minutes from the previous meeting and they are posted on the bulletin board for the owners to read, Clyde asked for a motion to suspend the reading of the minutes. RORY made a motion to accept the minutes as posted, KENNETH seconded, vote unanimous.

COMMITTEE REPORTS:

TREASURER: RORY said the members have a copy of the Financial Report and it is posted on the bulletin board for the owners. ELIZABETH made a motion to accept the report as posted, KENNETH seconded, vote unanimous.

ARCHITECTURAL: KENNETH said all is well with the committee and he appreciates the cooperation of all the members. The County does not require a roll-off dumpster or a porta-potty on site of new construction.

GROUNDS: Tom reported instead of installing a fence beside the gate to prevent motorcycles from going around, he had some large rocks moved there at a cost of \$50.00. The old golf cart that was used by the work campers has been sold. All the culverts have been cleaned and asked everyone to help keep the leaves out of the ditches. There is a problem with water run-off causing gravel to wash in the road at one lot and he is checking on the problem. The majority of the lots look good. Because of the redesign of the trailer parking area we might lose two parking spaces. Waste-away Trash Co. has promised a new garbage truck will begin emptying the dumpsters Tuesday, which should eliminate any leakage from the trucks. The wall at the pool is deteriorating. He has four bids: (1) leave the old wall and install pressure treated crossties - \$6000.00; (2) build a stone wall - \$7950.; (3) Install crossties, hog wire and stacked stone - \$6000.; (4) remove the old wall and replace the crossties - \$4464.; place timbers at shuffleboard court - \$708.00 for a total of \$5172. He recommends bid number 4. He suggests we wait until the rain stops before we do the work. KENNETH motioned we accept Tom's recommendation and accept the bid of number 4 in the amount of \$5172. RORY seconded, vote unanimous.

ACTIVITIES: SANDY reported the Wine tasting event was a great success and it was suggested that since everyone does not drink alcoholic beverages, we have a "Wine & More" event at the pool deck which would include snacks, etc. That event will be August 3 at 4 PM. July 4 Golf Cart Parade was a success with 13 carts entered. The BBQ was good as usual and we served 100 people. Today at 2 PM will be the Poker Run and it will be \$5.00 per hand. Potluck is at 5 PM today. Saturday is Potluck Brunch at 10 AM. We have a new sign being built by John Dryten that will be erected on the left hand side of the gate which will have the activities information and also Board information. That will be up as soon as it stops raining long enough to get it painted. Until then check the bulletin boards and the Pipeline for information.

WATER & SEWER: JOE reported we closed the pool, bathrooms and laundry room for a few days recently because the drain field was saturated. It is ok now. North Georgia Sewer did sludge tests on some of the lift stations and found one that was full of body wipes and one full of grease. We are going to use a camera to identify the lots that are causing the problem. Body wipes are NOT biodegradable. If you have not done so, please pick up the magnets for your refrigerator to remind you what you can and cannot put into the drain. There are two other stations that are not functioning. Work will be done next week if possible. Two people have reported dirty water filters. He is checking on that problem.

NOMINATING: ROD GIBSON reported there are four (4) vacancies on the Board for next year: Ken, Tom, Joe & Dawn. Nomination forms must be postmarked by July 15. The Ballots will be out within the week.

RULES: CLYDE reported a new rule regarding the roll-off is being added to the current rules (copy attached) A copy of the rule was given to the Board members. ELIZABETH motioned to accept the new rule; RORY seconded. Discussion: TOM suggested we delete the portion regarding the household garbage. ELIZABETH amended her motion to accept the rule as amended; RORY seconded, vote unanimous.

OLD BUSINESS:

KENNETH reported Sherry Ivie was contacted about renting the sales office and she has refused. We proposed to her that her rent would be \$100.00 for every lot she sells in Paradise Valley Campground plus she would pay the monthly electric bill. She said she was advised by the Georgia Realtor Dept. that was not legal. We checked with our attorney and she said since it is not a commission but a rental fee, it is legal. Our meeting with Sherry went well. She just does not think it is feasible for her at this time. Also, she had a problem with refusing to not letting just anyone into the park. She wants to place a notebook outside the sales office and will pay us \$50.00 per month. We are seeking other realtors. The bulletin board at the entrance to the park is for owners to place a flyer advertising their lot for sale. Bernie Berk has volunteered to monitor the board. The board is for owners who are selling their property only. Any owner who wishes to rent

their lot can place a flyer on the board at the laundry room.

NEW BUSINESS:

ELIZABETH reported the new directories are available. We are charging \$3.00 per directory to offset the cost of printing.

TOM reported the concave mirrors for "cardiac hill" will cost \$240.00.

JOE reported he has received a lot of comments from owners about the meeting last month. He stated Bill Maxwell is justified in being upset. He said his letter of apology read at that meeting was not an apology for using the dumpster, it was for his behavior. His portion of the police report was missing when he went to get a copy, but has since been located by the Sheriff's Department. There is a rumor that he did not work with Trevor. His cabin failed inspection on several items and Trevor had to fix the problems. Trevor presented Joe with a bill for additional labor for his mistakes. Joe refused to pay. Trevor left the job and took materials that Joe had paid for and left the place in a mess. Joe called Clyde and asked permission to use the dumpster for the scraps left by Trevor. Joe thought it was ok because last year another owner was allowed to put an 8x10 building that was dismantled by Trevor. Clyde told him he could use the dumpster. He called Rory, asked how much it cost to dump the roll-off and was told \$375.00. He offered to pay the Association ¼ of the price (\$95.00) 4 days prior to dumping the scraps. This was his mess and he had permission. He had injured his knee while loading the scraps on his truck so his new contractor offered the use of his trailer so he wouldn't have to lift it over the sides of Joe's truck. Joe paid the contractor's son to transfer the material. The trailer sat on Joe's lot for four or five days while Joe was out of town. When Joe returned, the contractor needed his trailer so Joe made arrangements for him to get the key and put the material in the dumpster. Joe told him if he had any problems to come get him. When he was unloading Buck went up to him and he told Buck to go see Joe. Joe said he would never, ever take advantage of his position on the Board. He did not think of taking the material out of the park.

BILL MAXWELL - Lot 243: "Joe and I talked that afternoon. I told Joe it was not personal. When I brought it up Clyde said he did not know about it. Clyde, if you had told me you had given permission that would have been the end of it. As far as I am concerned, all appearances were there".

JANICE CAMP - Lot 39: "I try not to get into the politics but Joe has apologized, drop it!"

FROM THE FLOOR:

BOB STEWART - Lot 104: He asked Joe about flushing the lines. He has dirt in his lines. Joe is checking on the problem and will get it resolved. Bob asked about replacing some of the valves. Joe said it will be a major undertaking and he will discuss it with the Board.

JAN TIMOTEO - Lot 59: She asked the Treasurer about the reserve funds and how they were distributed. Rory said the report is on the bulletin board but he will talk with her after the meeting. She asked how much had been spent on the shuffleboard. Answer: \$3500.00.

RON ROSKOSH - Lot 41: He said the current board members have been the most professional ever. He has never seen so many things accomplished.

SID BRANGHAM - Lot 62: He said: "In short, DON'T GO JOE!"

ROZ BERK - Lot 53: Asked if the covenants committee was going to have a meeting with the owners regarding the proposed changes. Answer: The meeting was in May prior to the Annual Meeting.

CLYDE announced there will be a "Meet & Greet" with the candidates for the Board of Directors immediately following the meeting of August 10.

KENNETH motioned to adjourn the meeting, RORY seconded, meeting adjourned.

Respectfully submitted,

Elizabeth Carter
Secretary

