

## Board of Directors Meeting July 9, 2016

Bill asked Bobby for a prayer which was followed by the Pledge of Allegiance. Bill thanked everyone for such a large turnout.

New Owners introduced:

Mike Gravgaard lot 238 (applause)

Dan and Carol Hallenbeck lot 241 (applause)

Roll called by Secretary: Directors present -Bill Maxwell, Bobby Privette, Jerry Coleman, Sandy Schulze, Rory Riff, Darrell Williams, Beth Wolfe.

**Treasurer's Report** - Rory announced that the total assets are \$361,846.38. Details for separate accounts are on the website and bulletin boards. Only one resident has not paid the maintenance fees. A letter will be sent and a lien will be filed. Roughly 10% of the park had been sold since last August. The park is getting younger and everyone is liking the park and fixing up their lots. He is proud to live here. (applause) Jerry made a motion of accept the report. Bobby seconded it and it passed unanimously.

**Architectural Report** - Jerry reminded everyone that in order for all work to be completed before the season ends, no no new permits may be requested after Oct. 1. For cabin construction, the deadline is Sept. 1.

**Activities Report** - Sandy thanked everyone for working and participating in the 4th of July parade and cookout. It was fantastic. We fed 128 people. Upcoming events include:

On July 16, **Norma from Betty's Quilt Shop** from Cleveland, TN, will be here. Even if you don't sew, it's very entertaining. So let's all attend. For details on what to bring to participate, see the website calendar.

Monday, July 18, is the first **Pot Luck** of the season and then **Bunco** is after. For Pot Luck, bring a plate or sectioned tray. Some are for sale if you don't have one. Disposable ones will be available. Bunco is \$5 to play and all money is returned as cash prizes. It's an easy dice game that lets you socialize with a lot of your neighbors.

July 23, is our first **Pool Party**. Games will be set out. This is a Burn your Own event, so bring meat of your choice for you and bring a side dish to share. Please bring your sides in a cooler because there isn't enough space to refrigerate everyone's sides until it's time to eat at 5. The Bubba grill will be fired up at 4:30. At 2:30 is the First Annual Duck race. It will be held in the pool because there isn't enough water in the creek to float them. There will be different heats (races) and then semi finals and finals. The rubber ducks will be propelled across the pool however you can figure that out. Perhaps a water gun, perhaps kicking your feet. They must stay in the water, though. There will be no betting on the ducks. Ducks will be available to rent. There may be prizes, so come enjoy the fun. Snacks will be provided before the meal.

Remember to come for **Card Bingo**. It is only being held once a month. Bring 3 nickels, 3 dimes and 3 quarters plus one dollar. Bring a dessert to share or candy to share while playing.

The bus trip to **Harrah's in Cherokee** is set for September 12. The sign-up sheet for it is in the breezeway. It will cost \$35 for the bus trip and \$25 in free slot play will be awarded upon arrival. There will be muffins and coffee at 7 in the breezeway. The bus will depart at 8.

Stay and meet the candidates after the meeting.

**Grounds Report** - Darrell thanked Roger for all the work he does around the park. (applause) He's out at 7 every morning checking on things. He's already cleaned out the pool this morning. Thank you Sue, Rick and Barney for putting new wood on the bridge. (applause) Bob's tree service will be in the park this week trimming the tree limbs overhanging the road. Bart will start work on the main ditch Monday. He'll start there and get to the other projects. He'll look at lot 31 about standing water. Mike at North Georgia Environmental will blow out the drain on lot 179. If that doesn't fix it, a camera will be run down there to check it. Tom Deardon was contacted in county code about what can be done about the erosion by the trailer spaces because of the creek. We are going to lose a lot of spaces. The EPA says we are allowed to put 1000 square feet of riprap in the creek, which will take care of the problem. We'll get a couple bids and get going on that.

**Water and Sewer Report** - Bobby showed a sample of the new plaques that will mark the location of the valves. The lift station work will begin this coming week. Two lift stations will be worked on at a time. The first

lots affected are all the lots on Fishtail Circle and Speckled Trout. The number 2 will be posted on the gate to let owners know side 2 is being worked on. The exact lots affected will be posted on the bulletin boards. During that period, if your lot is affected, don't dump the gray or black water tanks. It should only take 2-3 days to complete. There are a lot of people checking out/changing out their main valve. Now would be a good time to check that main valve. Sometimes it needs to be dug out because it's covered with dirt. When winter comes, you need to cut off the water at the **MAIN** valve. It's a \$200 fine if a pipe bursts. One case ended up costing over \$1000 to have the leak found and fixed. No one wants that. Please call Bobby, or Dan Graves, if you need help to get that valve found. Bill announced to anybody on Tiptop Circle, an owner is replacing a valve at around 8 on Wednesday morning and it should only take about 30 minutes. Watch for the sign on the gate.

**Secretary's Report** - Beth requested that the minutes from the workshop and previous board meeting be approved as posted. Bobby moved for them to be approved and Rory seconded it. It was unanimously approved. She asked everyone to stay to meet the candidates for next year's Board vacancies. Anyone available to stuff envelopes the week of July 18th for the election mailing, please contact Beth. A name tag order is going out today. They cost \$10 now because of small batch orders and shipping. Directories are available for \$5. See Beth at her lot or contact her and she'll bring you one. The Covenants Committee will be meeting the week of the 18th to present recommendations to the Board.

**President's Report** - We need to be watchful of **strangers in the park**, not owners or visitors. The other day we had a stranger walking around without shoes asking for water and coffee. Clearly he did not belong in the park. He made contact with at least 5 lots. No one made a call about it. Later in the evening, around 11, the police came but couldn't find him. Then around 1 am, the police returned while the stranger was on someone's porch. The wife called while the husband kept talking to him while awaiting police. Bill met the police at the gate so they didn't have to use the yelp! device to alert the stranger. The stranger was apprehended without any incident. The owners need to do a better job of letting people know if there's a stranger in the park. This stranger had startled a woman by looking through her sliding glass door. He could have been shot or an owner could have been injured. Let a Board member know. Please be aware of who is around.

We're doing a better job with the **garbage**. Remember boxes need to be broken down before putting them in the dumpsters. Those who can lift the top, please put stuff in the back. The roll-off has been used a lot. But that's what it's there for. If you're putting something big in there, try to take it apart a bit. We are charged by weight. Sometimes it costs us less because there's so much space between things. We have a service fee to pay each time. Roger and Carole are doing a great job. (applause)

If there are things that you don't want that still work, put **donated items** on your lot and put a free sign on the bulletin board by the laundry for a few days. Putting it by the dumpster just adds to Roger's work.

Wading is allowed in the **trout stream**. You cannot move rocks around. You can't cut the bank down around it. Don't build anything on the 50 foot buffer. There is a hefty fine for violations. Another park had a \$23,000 fine for violations along the trout stream.

**Visitors** don't know the rules unless you tell them. Licensed drivers only are allowed to drive the golf cart. The pool is open from 9 to 9. If you are 16 or under, you need someone 18 or older with you. No one wants anyone drowning because the rules have not been followed. No pets in or around the pool. Someone had to be run out of the pool because he brought a dog there and one dog was in the pool. No dog pens are allowed, temporary or permanent. Have dogs on a leash and pick up after them. You can't put chicken wire between the split rail fence, just because split rail fences are allowed. Bill apologized in not welcoming new owners. He will go around doing that next week. That way they will have the Covenants, By-laws and Rules. That way the Board doesn't have to go around saying no, no, no about everything. A new owner put up a beautiful fence but it had to be removed because only split rail fences are allowed.

Carole Winter, lot 149, What is the rationale behind the fencing?

Bill: It's in the Covenants. The Biggest reason is for me personally, is that if there is a dog fence, some people keep them out all the time. Rory: Once a beautiful fence is allowed, the next one that goes up is plastic, the

one after that chicken wire. Carole - That's why there would be someone on Architecture who would approve it. Bill: Right now the only fence now that would be approved is split rail. Carole: Is there a way to address that in the future? Bill: It will be addressed with the required Covenant changes. John Coons, Lot 264- One reason

you can't build any others is that it's in the Covenants. Secondly, if you want to keep your animals in a pen, you can have railing on your deck. Bill: Trouble with that is the some people still leave their dogs out throughout the day. John: I'm not addressing how to treat animals, but just saying that's a way to do it that's legal.

Alide Matthews, Lot 140, reminded everyone that cars have the right of way. Golf carts need to pull over. Bill replied it's the last thing on his list. Cars cannot get off the edge of our roads without leaning the wrong way.

### **Old Business:**

Sandy added not to leave items for donation in the pavilion either. There is no place for it. Roger has to pick them up and take them to the roll-off.

Bill noted that if we get in the habit of putting the garbage on top of your car, it might be forgotten. Roger has had to pick up garbage on Paradise Valley Road because it's fallen off. Try putting it on the front hood.

Rory reminded everyone to sign up for the website. It has a directory online. It sends out emails and keeps you informed of what's going on in the park.

### **New business:**

Tom Grice had a pacemaker put in yesterday and is home. He is not happy that he's limited in his activities.

Pat is getting stronger each day. Thank you to those who have taken food there.

Sandy reminded everyone that Becca Roby, our Sunshine Lady, sends cards for people in the hospital or who've had losses. Sandy and Cathie Opava will take over for Becca during her absence in August and September. Get names to either of them for those who need some sunshine.

### **Open floor**

Becca Roby, lot 98, thanked Sue Riff for setting up the official website, PVCOA.com, and keeping it up-to-date. She keeps us informed with eBlasts. It's been a great help to everyone. The unofficial website, pvc4u.net run by John Coons, has lots for rent or sale. (applause)

Ray Schulze, lot 212, asked everyone to remember Tom. He's done so much for us in the park. Please say a prayer for him if you feel it in your heart.

Paul Merrick lot 154 asked everyone to remember the speed limit is 10 not 25. They have cars zoom by their place all day.

Dianne Maxwell, lot 243, stated that with the golf carts pulling aside for cars, if there's a steep drop off, they can't get over. Be aware of it.

John Coons, lot 264, gave an attaboy for Dean Homan for taking care of the stranger until the police got here. Secondly, he asked if we are having an election. Bill replied that yes we are. There are four people running for four slots but there is one slot that's for just one year.

Bill added that just about every one of the lots have been cleaned up. A few of the RVs are not clean. He's not talking about where the paint is rubbing off the aluminum that you can't get clean; he is talking about mold and dirt and leaves and trees growing out of gutters. Perhaps that's due to illness and your neighbor cannot get to it. Instead of just doing the bare minimum, clean those RVs. If not, the Board will have to hire someone to do it and send the owner the bill, which the Board would rather not do.

Carole Winter, lot 149, stated that if people literally CAN'T do that, she will volunteer to help or get a group together to help them out.

Bobby moved we adjourn and Darrell seconded it and it passed unanimously.

Respectfully submitted  
Beth Wolfe