

PVC Board of Directors Meeting
June 10, 2017

Bill called the meeting to order and thanked everyone for coming out. He added that there are some pretty important things and the Board needs to get the word out.

Rick Gass opened the meeting with a prayer. Bill led the assembly in the Pledge of Allegiance.

Beth took roll. Bill Maxwell, Becca Roby, Alide Matthews, Jerry Murchison and Beth Wolfe were present. Clyde Camp and Darrell Williams were absent. Bill explained that Clyde will be back at end of the week. Darrell will be gone for another week and a half.

Bill asked for new owners to be recognized but there were none present.

Bill stated that all three **washing machines** were not working this morning. Perhaps they were turned on when the water had been turned off for a valve replacement. There is a pressure sensitive device on them. When the valves are turned off again, the machines will be tested to see if that was the problem.

Beth's Secretary's Report - Beth asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Alide made a motion for them to be approved, Becca seconded it and all voted in favor so the motion was passed. She stated that Wolfe-Mart was open to sell **directories** for only \$5 and members could order name tags for \$10 each. Updates will be posted in the Pipeline so directories can be kept up-to-the-minute!! There is a FREE eDirectory available for use on all electronic devices. Sign up was in the back of the room. The colorful **name tags** add bling to complete one's PVC outfit! When ordering, please let her know if you want a pin or a magnetic fastener. **Nominations** for the 2018 Board will close Thursday, June 15, so this is the last chance to nominate oneself or an outstanding neighbor!! Next month after the Board meeting on July 8, Janice Camp will moderate the **Meet and Greet** where everyone will get to meet the other candidates for the Board. Please attend. Beth will not be here next month as Chris and she are going to Amsterdam for her nephew's renewal of his vows. She will be back by the August Board meeting.

Becca's Treasurer's Report - The **Welcome Committee** has been hard at work. Terri Darias, Diane Murchison, Alide Matthews, and Barbara Camp have greeted lots of people. If any owners know anyone who has not been welcomed, let Becca or her committee know. Becca announced that she is still the "**Sunshine Lady**" and any events that need to be recognized, such as someone lost a loved one or pet, someone who's recovering from surgery or has a need to hear from the Sunshine Lady, please let Becca know that as well. As to the **financial report**, Becca reports she has had a good first month with Rory's excellent assistance. The total balance equals \$366,899.66. The details can be found on the website or on the bulletin boards. Bill asked that the report be accepted. Jerry made the motion to accept the financial report and Alide seconded the motion. All voted to accept and the motion passed. Becca added that she still has clickers for sale. The older, larger version costs \$20 and the new smaller ones that fit neatly on a keychain are \$25. Contact Becca who will bring it to the owner or an owner can stop by to see her.

Jerry's Architectural Report - Jerry reminded everyone that his **committee** is Pat Grice, Deborah Hamm, John Strickland, Phil Matthews, and Rick Gass. Jerry stressed that his committee's normal business hours are Monday-Friday from 8-5. Weekends are reserved for new owners. There have been 9 permits issued since May 1. A number of roofs have had hailstorm damage. Some are in the process of being replaced or repaired. As a reminder, when replacing a roof with the same color and same type of roof, a permit is not required. Any maintenance work does not require a permit. A final reminder that forms are available online at pvcoa.com. Jerry requests that people download them and then give them to a

member of the committee, though members of the committee have them if an owner does not have a printer.

Alide's Activities Report - Alide thanked everyone for their help making the **Memorial Day** **cookout** great. She specifically mentioned Darrell Williams, Roger Martin, Kathy Gibson, Sue Riff, Diane Murchison, Beth and Chris Wolfe, Pat Grice, Toni Shearer, Bill and Dianne Maxwell, Terri Darias, Janice Camp, Barbara Camp, Shirley Williams and the numerous people who helped clean up the pavilion. She added that she hoped she did not leave anyone out. There is a **new pavilion table set up** during the week for the convenience of those using it. The problem in the past has been that when people come to play cards or quilt, the tables had to be rearranged. She asked that if the setup is changed, please replace the items to their original place, as shown on the diagram above the light switch. It has been working very well. On Monday, June 12, at 10 a.m., there is an **Activity Planning Meeting**. There will be details discussed there about the Pony Race next Saturday as well as the July 4th cookout and golf cart parade. **Movie Night** is tonight with Terri Darias. You may wear your tasteful pjs and decorated flip flops. It was a lot of fun last month. Please join in the fun. Saturday, June 17, at 5 p.m. is a salad potluck. Drinks are provided. Please bring a cold plate, a salad or maybe a dessert. A cold meal will help with staying out of the heat. At 6 p.m. Beth will host the horse race. The quilting group is growing with lots of help available if people would like it. Anne's June 22nd quilting class at 9:30 a.m will teach a rumba circle. Please watch the Pipeline online and the bulletin boards at the mailboxes and over the bridge for details on all upcoming events. Come and join the fun. Bill added the July BBQ will be \$5 a plate, like in the past. The date will be discussed at the planning meeting. Jerry moved that the report be approved. Bill asked for a motion. Beth made a motion to accept the Activities Report and Becca seconded it. All voted in favor and it was unanimously approved.

Bill presented Darrell's Grounds Report - Bill stated that the **roads** are getting cracks and there's a hole on Hillcrest Court. There was a rotted tree stump under that section which was paved over. It has been dug out and crush and run put in. It needs to be repaved. Precision Paving will do the work as soon as it is approved. A section of road in front of Lot 129 and 130 also will be repaired. There is a large area beyond the bridge that was not done and sealed correctly. The company who did it originally did not come back to repair it which is why we have a new company. The bids have come in and a total for all the work is \$4,425. Jerry moved to accept that bid. Alide seconded it. All voted in favor. At the annual membership meeting, it was brought up to buy more **chairs**. Though there isn't a need all the time, there is for the larger meetings. Researching new chairs, Bill wants foam padding in the seat and the back. Bill and Darrell got figures on chairs without padded backs, so they will look for the other kind. The ones without padded backs are \$20.44 apiece. Bill discussed how many more chairs would be needed. \$511 would be for 25 chairs. Another lot of 25 could be bought if it was determined that more were needed. Home Depot has the best price. Bill made a motion to approve that amount for chairs. There is no price break with more chairs. Cathie Opava, lot 169, said that if a military owner bought it, there would be a 10% discount. Bill replied that this amount included such a discount. Bill said he and Darrell were looking into getting a business loyalty card with Home Depot and that may reduce the price further. Becca made a motion to buy 25 chairs from Home Depot. Beth seconded it. All voted for it. It was brought up about **topping and trimming trees** in the park. A member brought up a particular tree that looked ready to come down. Bob's Trees was brought out to look at those trees and Darrell is waiting for an estimate. If there are trees that are in danger of falling in the opinion of Bob's Tree Services and the Board, the Board will make every effort to take care of them on the greenbelt area. If the tree is on an owner's lot, it is up to the owner to have it removed.

Bill presented Clyde's Water and Sewer report - All the systems seem to be working and producing enough water for the park. White County is only at a ½ inch deficit for the year at this point. White County is still listed as a county under a level 2 **water restriction**. PVC will continue doing what it's doing now which is to conserve it by using a nozzle on the hose and use the water as needed only. Bill requested

that owners please hold off on massive amount of water pressure until the go-ahead is given from the county. If an owner is going to have the **main valve** on his/her property replaced or repaired, please give plenty of notice so Water & Sewer can give everyone notice on affected lots that water will be turned off. Recently it was done without the advanced notice and some owners were inconvenienced. Water & Sewer must remember all the lots affected including the work camper's. It appeared that Clyde told Carole Martin but she did not relay it to Roger. Rod said Clyde wants to replace the valve up by the shuffleboard courts. It did not turn the water all the way off. Rod added that the summer passes quickly so he advised owners to check the old main valves and get them replaced during the season. Only so many can be done at a time. Bill said he appreciated Rod's input. Clyde wanted to add Jerry Coleman to his committee. Becca made a motion to add Jerry Coleman to the **Water & Sewer Committee**. Jerry seconded the motion. All voted in favor and it was approved.

Bill's President's Report - Bill stated that if you have a **water or sewer issue** while Clyde is gone, call Rod or Jerry Coleman. If you have **Grounds issues**, call Bill until Darrell returns. At the Annual Membership Meeting, it was brought up for the county to place **warning signs** like "large truck entering highway". The county has a sign that says "warning - RVs entering highway". The county has approved it. The county does not require payment for it. Pulling out onto Paradise Valley Road is dangerous with a large rig. The **microphones** were also brought up at the Annual Membership Meeting. A new system was bought a while ago. Today the mikes are working. Bill has been in contact with an outfit in Cleveland to assess the mikes. Most often it's the mikes, not the system that is the problem. When mikes are dropped or laid down too heavily, it has an effect on them. If there needs to be a new system, one will be purchased. Please **pick up after animals**. There are several owners facing major distress over it and they shouldn't have to. The offending owners need to be caught in the act. No one wants to step in dog leavings as they step out the door. If a person is caught, they can be fined. Barney Casteel, lot 44, said people are told to do it but some people just don't do it. If an owner sees someone's dog in the act and the owner not pick up after it or if the owner refuses to pick it up after it's been pointed out, a form can be filled out. A Board member will contact the complainant and make sure it was actually witnessed. Then a fine can be assessed. The **speed limit** cannot be brought up enough. Golf carts need to give way to cars. Licensed drivers only are allowed to operate a golf cart. The lot numbers need to be posted on the golf cart. There was an unnumbered golf cart in the lined, no-parking area with no one around. The cart did not have a lot number on it. The **pool** is open but closes at sundown. There is a light at one end of the pool but it doesn't give off enough luminescence for night swimming. Turning on floodlights will not help, said the state. So unless underwater lights are installed, the pool must be closed at dusk. There is a new set of pool regulations coming from the state for next year. For example there cannot simply be a no diving warning painted on the deck, there will also have to be the international no-diving symbol. The rules board at the pool, just recently done, is going to have to be replaced and the exact same wording used by the state will need to be used. The park will also need to install a panic button that will automatically shut off the pool pump in case someone is getting sucked into the drain. The Board is getting bids on that. The Board recently received a state booklet for pools. So far it is not known what shut off valve will be approved by the state. The state is changing its required chemical levels also. Please remember that no glass bottles or any glass items are allowed on the pool deck. Glass is only allowed in the pergola area and the upper deck. Owners were also requested to remember to take the umbrellas down after their use.

No old business was brought up.

New business

The Board has been asked about adding mailboxes. Sixteen new boxes with an outgoing mail slot and the large boxes at the bottom for oversized packages will cost \$1,224. The Board needs to see how many people want a mailbox that is currently unavailable to them. Also it is needed to be determined if there are owners who no longer need or want a mailbox they have. If an owner is selling his/her property, the money they have paid for mailbox rental for this year could be refunded and Becca could get their keys

back from them. Bill added that he knows of at least three owners who have cleared out their things and aren't returning so they would probably be willing to give theirs up. Bill will call them to directly ask them. The mailbox setup, if bought, would also have to be approved by the Postmaster. Becca added that there was no one on the waiting list currently, but Anne Raptis said she would like one. Becca has asked in the pipeline for people to tell her if they aren't using their mailboxes. She offered to call those whose lots are for sale. Bill said we would wait until more information was gathered and the other Board members back before deciding to buy mailboxes. Garry Abair, lot 273, would like to be on the waiting list and suggested that perhaps we could send out an eblast to see if there are more who would be interested should mailboxes become available. He was told there were none available and was not aware there was a waiting list. John Coons, lot 270, said the word is around that there are none available. Bill replied that if there is a need, the park has the resources to buy them. Research needs to be done to find out if there is a need. There is free shipping on those mailboxes, but could be delivered within 4-5 days.

Jerry Murchison, lot 130, asked how many people were definitely running for the 2018 Board. Beth said three people were absolutely confirmed and one more probably by the end of the weekend. There are four vacancies so there won't be an unfilled seat but that she would like to have more people running.

Lisa Mazurkewich, lot 67, reported an incident that occurred at the pool. There was a couple sitting in the breezeway concentrating on their computers. There was a 5-year-old wandering around and then she was at the gate to the pool. The child was not being watched by her parents. The little girl got the gate opened. Lisa stopped her from going further. Her mother realized then that something was going on. Lisa added that she has a hard time getting the gate open and was surprised that the small child did. If the girl had fallen in and gotten sucked down, that would have been a tragedy. Bill reported the girl would not have gotten sucked down to the bottom. Jerry added that he suspected that maybe someone did not close the gate well.

June Brangham, lot 62, talked about the main valves on people's lots. The Brangham's thought when they replaced their valve that it was the main valve. It was not the real main valve. The real one was buried farther away. Bill added that some people have their main valve under the deck or under the cabin and have built over it. Then a few owners later it is not realized that the water is still on. He feels that somehow the park needs to go lot by lot to see. But it's up to each owner to do the checking. Bill also told of someone who went to Clyde to tell him water was running. A valve was leaking. The owner had not been up for a while. The owner turned off what he thought was the main cut off but the real one was farther away and under the deck.

Jan Timoteo, lot 59, brought up that when people are using their computer in the breezeway, it is unknown if they are owners or not. The wifi password is posted right on the bulletin board for anyone to use. That's just a thought for the Board. As to the tree issue, she is glad that the Board will address all the common areas. There are many residents that have trees that don't look healthy. She suggested that if the grounds committee sees a bad tree on someone's lot, the Board could send a letter to let them know. Perry comes around to pick up yard debris, except big piles that people have to pay for. She asked if the Board could notify the owners of large piles that it's their responsibility to have that removed. She wondered how often he comes because she has had a bag on her lot that has been there for 3 weeks. Bill replied that Perry comes on Tuesdays and Fridays, weather permitting.

Rory Riff, lot 86, has an idea for the Board. To make better use of the new area by the smokehouse where there is new gravel, he suggested a sail be installed there to have a shady area overlooking the pool. There are two at The Cottage winery and they do a very good job.

Cathie Opava, lot 169, thanked everyone who participated in the yard sale. It was not a great yard sale. So it could be tried again. Maybe it was the wrong weekend. She also thanked everyone who cleaned up the pavilion afterwards.

Dianne Maxwell, lot 244, said the Board needs to know that someone could get in the gate when it happened. Perhaps an owner sees other parents who are involved on their phones who aren't watching the kids. She suggested that people let the Board know at the time if something like that is happening so that they could speak to the offenders. In this instance the parents could have been spoken to. It only takes a second for a tragedy to happen. The people could be told that they can't let their children go unsupervised while the parents are involved with their technology. Bill added that children need to be supervised.

Ray Schulze, lot 212, addressed the item about setting yard debris on the roadside. It has to be cut in 4-foot lengths and bound.

John Coons, lot 264, revisited the main valve issue. He suggested that the primary valves be inspected. Perhaps divide the park into 3rds or 4ths and then inspect them every 3-4 years. Many people don't have any experience in these things. The most obvious thing that is seen is a 1/4-turn shut off valve that is buried in 6 inches of mud. He encouraged the park to look at the valves on a periodic basis. Bill responded by asking Rod and Jerry to talk to Clyde when he returns. Since the park is already divided into sections, the inspection could be done one section at a time. The problem is that everyone is not up here and the Board can't go on an owner's property without permission. Rod said the dilemma is to be able to check the water when it can be turned on and off. It can't be done in the off season when things have been winterized. Bill suggested for Clyde, Rod and Jerry to come up with a plan for that. John added that there wouldn't have to be a big functional test. The biggest issue is if the owner can find the main valve and if it is buried in a foot of mud. He stated that he believed the support exists to go on someone's lot. Bill replied that if there is a known problem, the park is allowed to go on someone's lot. Bill added that there was a bit in the owner files that showed that the park could not enter an owner's lot without cause. Bill added that if the park could do it, they would do it, but care had to be taken. He illustrated with the following story. Several years ago, Bill came up and there was a leak in the main. Three or four lots were identified as being the culprits. They found that it wasn't those lots. The park had to run gas through the pipes and valves to discover it. When Bill left his lot, it had been winterized. When he returned, the company who did the check and repair did not leave his property in its original condition. The spigot pipe was loose, insulation from the main valve was scattered and so on.

Dennis Mazurkewich, lot 67, said that if the Board is considering checking valves on properties, the board could consider tagging the correct valve to show it's the main.

Toni Shearer, lot 56, asked if a company could perhaps offer a \$10 service to have the main located and checked. She doesn't believe it's the responsibility of the board.

Jan Timoteo, lot 59, asked the status of installing fiber optics that she knows the Board has been asked to consider. Bill replied that no, the Board was not considering it any longer. Here is some background. John Coons was investigating it and Bill said he appreciates the amount of hours John spent on it. FiberFast was the name of the service. Habersham and Interstate wanted to come out and bring the internet to the pavilion and then to the cable building and use the existing wiring in the park. Interstate did a buzz test to check the wires. John came up with a figure for the Board. Bill personally would love a faster internet. If a company came to PVC and made it available, he'd be the first to sign up. But the entire board is not in favor of spending \$24,000 to install the fiber which does not include repairs on the existing wiring, digging to lay new cable, etc. It was going to cost the park \$250 or \$100 a month for the service which was based on 50 people signing up. To install it would be an additional \$400 a month for 60 months to pay the original installation fee. There was an additional \$10,000 for equipment. Bill was not in favor of spending PVCOA money for it. It could not be a seasonal fee. If the company came out, offered it and got the park up and running, then maybe. The price would be \$19.75 a month for 12 months a year for 50 people to sign up. John added that then the owner would need to pay for their own equipment (router/modem). That

would come out to about \$240 a year. Bill added that originally the association would have the park collect the money and then pay the fees to Interstate. Bill would like to see the company come in and take the risks of nonpayment, not the park. He added that the park had a hard enough time getting the membership dues paid. Some were still outstanding. He added that perhaps the company should pay the park to use the infrastructure. Bill is not comfortable committing the park's money for this. He also said it would be a great amenity to have. Not everyone uses the pool or shuffleboard as an amenity. Dollars were spent on it. But it was not a 5-year commitment. John stated that the five-year commitment was to get the fiber optics to the front of PVC(\$24,000) that would be financed without charge over 60 months. After that there is only the service cost. The numbers kept changing from the company, John added. The service would take care of about 70 people. That would be about as big a number of owners as would probably sign up for it. After the 5 years, the front end costs would be paid and it would be a couple of bucks a month for service. Then the Board would only be paying for that but in bulk. Someone has to collect the money from the individuals and that would be the park. Rod Gibson, lot 18, stated that what bothers him is using our infrastructure. Those cables were full of problems. Bill added that the company came out and hooked up their buzzers and the company said that whoever put the park's system in used top-of-the-line wiring at that time. There is still going to be a lot of problems with it. The last year and a half that the cable system was here, cables were run on top of the road with cars and RVs going over them. John does not agree with Rod about the existing wiring. The difficulties did not exist because of the wiring, they were because of the company's lack of upkeep with the system. The old system was a Mickey Mouse operation. The service was never taken care of. There was never anyone with the old system that could be called in case of a problem. There would need to be someone on call with the new system who could come and service it. He added that the cable in the ground now is a good system. There are places, however, where the cables were removed. The company who provided the estimate of costs were well aware of the deficiencies in the existing system.

Dianne Maxwell, lot 244, asked who would be servicing it and if the park then had to pay for it. John replied that the money paid to the company for service would include their servicing it. John added that the initial bid that Bill has is based on the first 50 people. John said that the experience (repairs, new line, etc.) would be reevaluated after the first 50. The next group may have an installation charge of perhaps \$50 because the company's experience with the park was that more was involved than first thought. Dianne added that some people dug and cut a cable and got a big bill for that when it was the previous system. Now if her system doesn't work, she can call Windstream and they will come out and fix it. She pays a certain amount a month for that. John added that the service charge is included in the service fee that is paid. Tom Grice, lot 213, asked who is going to bury all the cable that is currently above ground that mowers go over right now. There are miles of above-ground cable right now. Bill returned to the bottom line that it is not being considered right now, which was a unanimous decision of the Board. He would love to have high speed wifi. Until all the costs are on paper, exact figures, and who's going to collect and who's going to take care of it, Bill personally is not in favor of it. He would love to have the high speed wi-fi. If the company wants to come in and take the gamble and sign people up and an owner wants to do it, that's fine. He cannot see taking money from the park for five years for this. It was what the Board discussed. Becca added that the bottom line is that he is speaking for the Board. They discussed it for a long time. She added that each owner individually makes decisions about landlines, satellite dishes, etc. The Board is not in the position to become a utility company in the park. Becca added that the pool is taken on and the shuffleboard is taken on as amenities with insurance and all. That's a far cry from becoming a utility company.

Jerry moved to adjourn and Becca seconded it. All voted in favor.

Respectfully submitted by Beth Wolfe