



BOD Meeting 6/8/19

Rory Riff, President called the meeting to order, Rod Gibson led us in prayer and Rory led the Pledge of Allegiance. Carole Winter, Secretary took roll: Karen Cantrell, Treasurer; Kathy Gibson, Activities; Jeff Hamm, Water/Sewer; Rory Riff, President; Darrell Williams, Grounds; and Carole Winter, Secretary; were present, John Maske, Architecture was absent.

Rory asked new owners to please stand and be welcomed. Rory than asked for Board members reports.

Secretary, Carole Winter Report: Carole requested minutes from the 5/8/19 BOD Workshop, the 5/8/19 Executive BOD meeting and the 5/11/19 BOD meeting be approved as issued. Karen Cantrell, Treasurer, made a motion to approve and Kathy Gibson, Activities, all voted in favor and the motion was passed.

Carole than reviewed progress on the 6 items introduced at the 5/8/19 Workshop session;

- 1) Establish 5-year strategic plan for management/growth for PVC also to include budget items; ***follow-up will be reviewed In upcoming planning workshops prior to October budget meeting for 2020 Rory Riff, President, to establish future timeframes for workshops to develop 5 year plan.***
- 2) Bid out flower bed maintenance to external company to maintain specific beds, include front entry, front fountain, 3-4 beds in park, blueberries. Include mulching, refreshing with seasonal plantings, weeding; ***follow-up Carole Winter met with one landscaper and has contacted three others with no response, expecting bid this week from Austin Baieda. Carole requested any input or suggestions from owners for names of landscapers to contact.***
- 3) Establish monthly projects and work committees to clean out ditches, trim low hanging limbs/assess tree health and damage, assist those in need with specific projects; ***follow-up Patio table rebuilt, Bob's Tree Service cleaning out septic fields, privacy fence around pool and pool deck has been painted.***
- 4) Add ramp to roll away to establish safer method to discard items, new sign to delineate what should be discarded, ensure camera for observing area is working and is being routinely reviewed: ***No action on this item temporarily tabled***
- 5) Beautify garbage area, add picket fencing to surround area; ***cost and priority to be established, cost of approx. \$90.00 per panel with additional miscellaneous \$\$ to finish, item needs to be prioritized.***
- 6) Establish advisory committee to assist BOD with Subject Matter Experts on specific areas. Example: fines to be assigned to violations in Rules/Covenants, defining terms in attorney letter and clarifying actions to be taken, refining caretaker program. ***Ist Committee is to be gathered to pursue internet provider for Park, John Coons actively involved, Carole Winter and Rory Riff BOD liaison. Meetings with 2 providers underway week of 6/1 HEMC and Gumby Communications. HEMC meeting 6/5 with Rory Riff and myself. Initial fact-finding meeting held with HEMC follow-up pending. Windstream is due on Tuesday to upgrade the PVC internet from 6 to 15 MEGs which should improve the service at the Pavilion location.***

Ride Around next major activity was completed on 6/3/19 approximately 35 letters to be mailed this year, 911 signs, washing trailer, leaves and weeds are the major issues.

The 2019 Welcome to Paradise Booklets are now available and will be on sale in the Pavilion after today's BOD meeting for \$5.00. If electronic copies are needed please let me know and I will make arrangements to get you that as well.

Carole thanked everyone for the Nominations submitted for the 5 open positions for next year's BOD and encouraged everyone to consider nominating someone or running for a position. So far 16 nomination letters for the 2020 open BOD positions have been returned! There are 5 openings; 3 appointed positions, Karen Cantrell, John Maske, and Carole Winter, plus 2 members Jeff Hamm and Darrell Williams are retiring. 5 Candidates have confirmed they will run for the 2020 BOD. Teresa Rogers, Chairperson of the committee and Lynn Harris have contacted all nominees and confirmed their willingness to serve. If you haven't nominated someone it's not too late. Nominations are open til mid-June.

A Meet the Candidates session is planned to follow the July 13th BOD meeting. So please plan to stay after the meeting, get a chance to know the candidates and talk to them personally. To further assist with your voting choices Candidate Bios will be included in the July Pipeline. Ballots will be mailed the third week of JULY and must be returned by Tuesday, August 27th. Hand delivery will be available up until the day of the meeting and for a period of time prior to ballot counting the day of the election. The election meeting will be held on 8/31 which is the Saturday before Labor Day, volunteers will be selected to oversee the ballot box, validate and count the ballots. More details on that to follow in the July Pipeline!

Follow-ons from the Annual Meeting;

-Report on static cling windshield stickers to assist with Identification of PVC owners; ***samples have arrived and were passed around for feedback and everyone in attendance provided positive feedback, an order will be placed to accommodate 2 stickers per owner.***

-Gate entry: ***White County P.O. contacted and supervisor was asked to review with the postal carrier what our gated community parameters are and the supervisor agreed. No further issues have been observed.***

-Speeding observed in Park: ***White County Senior Center, Barbara Overton, Director was contacted and speed limits were discussed. Ms. Overton graciously agreed to discuss this with all drivers and review the 10 MPH limits, if speeding in the Park does continue, she wants to be advised. Several visits have since been observed and the driver was observed driving responsibly.***

-Renters issues: ***Renters Protocol was reviewed by the BOD and updated to specifically include the wording "owner will meet the renter at the gate and escort the renter." Updated protocol is included in the Welcome to Paradise Booklet.***

-Questions were asked about the Adopt a Mile Program. ***Contact was made with W.C. Road Dept, Ms. Rolann Smith, 706 865-2510. She explained the program is now a very informal program however, they have orange bags and vests available. These would be necessary to have to participate because it's the only way trash will be picked and disposed of by the County. If we have volunteers please notify BOD and we will coordinate and obtain these items. Also, if there is a work activity planned, we must call the County by 2PM to coordinate trash pick-up. Tom Hutcheson planning 1st work group 6/5/19 and Tom was contacted and advised of the County process. He advised he would coordinate with volunteers and follow the safety protocols. Tom picked up bags and vests has work group planned for 9AM 6/5/19; this work activity was successfully completed. County contacted regarding***

publicity and Rolann Smith will work with the newspaper and PVC for interview, to be scheduled. Rory Riff, President thanked all volunteers for giving of their most valuable asset, their time!

-Last follow-up was a request to review hours in White County for quiet times for contractors etc.

Building and planning department advised there is no time limit and no code enforcement per White County Planning/development. Carole asked that any owner having work done please talk to their contractor and ask for them to observe 8am-5pm hours and show consideration for your neighbor.

Last but not least thanks to everyone who attended the Annual Members Meeting, it was a super member meeting led by facilitator Rick Gass who did a great job.

Motion made by Darrell Williams and seconded by Karen Cantrell to accept report, all voted in favor and report was accepted.

Water/Sewer, Jeff Hamm Report: Jeff has given Bobby Privette the OK for N Ga Environment to look at the lift station behind Lots 167/168. Originally thought to be a cracked lid this is now being investigated as ground water and appears to no longer have water intrusion. Water samples taken at the site indicate that it is not waste water. The Sump pump on Lot 146 has stopped pumping. It is also being followed to ensure all issues have been resolved, Joan Moehring, Lot 167/168 reported that there is still an odor at her area. Requests have been made for all septic tanks to have sludge tests performed. 2 well house generators are being commissioned and ready to turn over.

Motion made by Darrell Williams and seconded by Karen Cantrell to accept report, all voted in favor and report was accepted.

Grounds, Darrell Williams Report: Darrell advised that Bart Skelton will bid on crush n run to be placed on sides of road and will be here on the 24th for the estimate. Paving in park will occur in two areas that have standing water on the roadway and that is scheduled to begin in the next 2 weeks. I want to thank Barney Casteel, Lot44 for his assistance with the tree work in the Green areas. The past water leaks in the various pipes have been checked twice and they seem to be drying up. Stump grinding is also being pursued which will allow grass to grow in the green spaces. In addition, we are discussing adding tables and chairs to some of the green space areas for seating and relaxing.

The "Ride Around" has been completed and letters are being mailed.

Please remember dumpsters boxes need to be broken down and garbage bags need to go into the rear of the dumpster if at all possible. Lastly, speed limit is 10 MPH once you turn into the gate, children on bicycles, busy time on the roads during the summer so please slow down.

Motion made by Darrell Williams and seconded by Karen Cantrell to accept report, all voted in favor and report was accepted.

Architecture, Rory Riff reporting for John Maske: No new major requests all good just small stuff underway. However, there have been major additions, changes and enhancements in the past with issues; sheds not matching cabin colors, colors not in compliance with covenant colors, BOD will be reviewing permits. Too many things are coming in wrong and the BOD wants to revisit the Architecture Process.

Motion made by Jeff Hamm and seconded by Carole Winter to accept report, all voted in favor and report was accepted.

Treasurer, Karen Cantrell Report: Karen reported that Finances are still in great shape. Karen reviewed the financial statements and advised they will be posted on the bulletin boards. There are 10 owners with outstanding maintenance fees. 3 owners have advised they have financial circumstances and have advised they will pay by 7/15. 7 owners have not contacted us and are considered delinquent. Contact will be made with these owners and delinquency letters will be mailed.

Motion made by Carole Winter and seconded by Kathy Gibson to accept the report, all voted in favor and the report was accepted.

Activities, Kathy Gibson Report: Yoga and line dancing are switching timeframes, please contact the coaches to verify dates and times for the activity. Kathy advised Poker Run is being scheduled and dates will be announced. August is the month normally held and potentially the 25th is the date. This will be handled by Jeanine Fontaine and 6 players are already signed up; Herbert family has signed up for the Horse Derby and the date is 7/21 at 3PM. Karaoke is scheduled for 6/22 with Lance Kendall as DJ. He is a professional and will lead the evening with Linda Kendall, Sue Riff, and Rick Gass assisting. July 5th is the 4th of July Parade with judging of golf carts. There will be prizes for 1st, 2nd, and 3rd place carts. On 7/4 at 4pm bring BYO snacks to the Pavilion. On 7/6 there will be a cookout with hamburgers, hot dogs and brauts, potato salad, beans, brownies, and potato chips plus drinks for \$5.00. There will be games for the kids and pool activities planned, watermelon has been donated by IGA and a watermelon seed spitting contest is scheduled. A private party is planned in the Pavilion on the 20th and the Pavilion will be closed. Sally Jones day honoring a very special owner will be celebrated on the 25th.

Darrell Williams made motion to accept the report and Karen Cantrell seconded, all approved the motion and the report was accepted.

Old Business: Rory discussed a letter sent by Kathe Hyman to the PVCOA website directed to the BOD areas for improvement to beautify park and approval was granted for Kathe to put a committee together to pursue the request.

New Business: No new business identified.

Rory opened the meeting to the audience for questions and comments:

Clyde Camp, Lot 39, thanked everyone for the support his family received during Janice's recovery.

Jim Zilaro, Lot 115, questioned why only 2 PVC stickers were being allocated per lot. The BOD discussed this and decided that 2 stickers per owner would be initially allocated. If family members or friends are visiting they should be met at the gate and escorted to the owner's lot. The stickers are being utilized as a way for owners in the Park to be identified not family members or friends.

Ans Leak, lot 139, requested that everyone please slow down while driving thru the Park.

Rod Gibson, Lot 18, advised it's time to look at the road signs in the Park and consider replacing them, they are faded and some are broken. Darrell Williams advised the signs will be looked into.

Barney Casteel, Lot 44, advised that there is a drainage ditch in the Park that is responsible for diverting a major flow of runoff water that needs to be assessed. Darrell advised that is being looked into.

K Gibson, Lot 18, advised final orders for T-shirts and sweatshirts are being taken for PVC today. Also, Alide Mathews is placing an order for name tags and if interested she will need \$\$ today. New members that haven't received directories will be receiving new directories at no cost. See Kathy Gibson for your copies.

Tom Hutcheson, Lot 255, thanked everyone for the road cleanup and advised 12 people participated.

Elizabeth Carter, Lot 150, advised that she was told that her lot was used all winter long for someone else's rig placement. This is not allowed and advised if extra parking is needed that the overflow parking in the front of the Park should be utilized.

Rory Riff commented that ropes being used to block driveways need to be placed 5' from the end of the driveway.

Clyde Camp, Lot 39, asked if additional bids for the septic area cleanup for the drain fields was gotten. Rory Riff, President advised that we did get a second bid, and the 3rd bidder didn't have equip to handle the job. The second bid did not include the same items and even though the amount was less it would have cost more once all the items had been included.

Barbara Camp Lot 170, advised she will bring T-shirts for breast cancer awareness later in the week to the Pavilion and if anyone wants one please come get it.

Tom Grice, Lot 214, advised they were leaving tomorrow and would be back in April 2020.

No further discussion or comments from the audience and Carole Winter made the motion to adjourn, Karen Cantrell seconded. All voted in favor. Meeting adjourned at 11:05AM.