

**BOARD OF DIRECTORS MEETING MINUTES**  
**May 10, 2014**

MEMBERS PRESENT: Clyde Camp, Kenneth Killgo, Rory Riff, Sandy Schulze, Joe Cuce,  
Bill Maxwell

President Clyde Camp called the meeting to order and asked Rick Gass to lead us in prayer,  
followed by the Pledge of Allegiance.

The President introduced and welcomed Bill Maxwell to the Board of Directors as the Secretary.

**SECRETARY'S REPORT:**

Bill said the minutes from the April 12, 2014 meeting are posted on the bulletin board for all  
members to read and asked for a motion to approve the minutes as posted. Kenneth motioned  
to accept the minutes, Rory seconded, motion carried.

**ACTIVITY COMMITTEE REPORT:**

SANDY said that the Memorial BBQ will be held on May 26, 2014. There will be a suggested  
price of \$5.00 per person to cover the cost of the meal and supplies for the event. A yard sale  
is being planned for the park. The date of the yard sale will be announced in the future. SANDY  
also announced that there will be a Pot Luck Dinner tonight.

**TREASURER'S REPORT:**

RORY stated that as of April 30, 2014 we have the following amounts in assets:

Checking -----	\$19,583.79
Petty Cash -----	\$300.00
Contingency Reserve Fund ----	\$36,775.68
Pavillion Reserve Fund -----	\$15,769.79
Streets & Bridges Reserve Fund	\$67,848.84
Pool Reserve Fund -----	\$2,579.07
Water & Septic Reserve Fund ---	\$91,607.32
TOTAL ASSETS -----	\$234,464.49

Liabilities & Equity	
Opening Balance Equity -----	\$100.00
Retained Earnings -----	\$209,151.20
Net Income -----	25,213.29
TOTAL EQUITY -----	\$234,464.49

TOTAL LIABILITIES & EQUITY --- \$234,464.49

RORY stated that we have \$18,000.00 dollars in the checking account after closing the books. We  
have to have \$10,000.00 in the account to satisfy requirements with the bank. He asked for a motion

to place \$8,000.00 in reserve, 80% going into Streets & Bridges and 20% going into Water & Sewer. Kenneth made the motion to accept, Joe seconded, motion carried.

#### ARCHITECTURAL COMMITTEE REPORT:

Kenneth stated that as far as architectural committee concerns, the park looks good. We have no problems at the present time. Please keep up the good work, if you have any questions concerning architectural issues within the park contact a member of the committee.

Kenneth said that we had some items ( Ads ) missing from the For Sale By Owner board, therefore the FSBO Board is now locked. If you have an ad to sell your property, see a BOD member to place it on the board. All ads must not be any larger than 5.5 inches by 8.5 inches. Richard Sowell, Lot 285, is willing to laminate your ad for you for free. As a lot owner, you also have the ability to advertise your property for sale or rent on our website for free.

The bulletin board by the Pool is for community and activities news. Information on Properties for Sale or Properties for Rent are to be placed on the FSBO Board.

CLYDE stated that because of potential liabilities, we will not have an Open House for the owners that are trying to sell their properties.

Kenneth brought us up to date on the Pool. The Pool and the Deck have been painted. The tiles that were available have been installed, the color of our tiles is no longer available. The company will be using black tiles to replace the remaining missing tiles. Arrangements made to fill the pool.

Kenneth stated that the confusion on the dumpsters was because we changed companies and there was a mix up with the old company picking their dumpsters up and the new company delivering their dumpsters. This matter has been resolved and that the BOD is very sorry for any confusion that this change may have caused.

As of April 14, 2014 all UPS and FEDEX packages will be delivered to the old Real Estate Office. The office will be unlocked and the packages will be placed inside.

#### WATER & SEWER:

JOE explained that the low water pressure on side 2 of the park happened because of the buildup of Red Algae in the filter. This algae is not toxic, but it does clog the filter. Cleaning the filter requires that the filter must be soaked for a period of time. A second filter has been purchased and will allow for a filter to be in place while the other filter is being cleaned and flushed.

We are experiencing problems with a couple of our septic systems. A sludge test is in the process, throughout the park, in order to find out the corrective actions to be taken to protect our septic system.

Joe has explained that we are going to install twelve valves on side 1 of the park. We will, also, install two flush valves on side 1 of the park. This will enable the water to be shut off for repairs by section so that everyone will not be without water when repairs are needed.

A camera has been installed at the dumpsters. This is an effort to correct the problem of the wrong items being placed in the dumpsters.

Joe has stated many times that repairs to our water and sewer system is a very expensive endeavor. Joe posed the question, to the members present, " Do we want to require reimbursement for the repairs and do we want to identify the person or persons responsible?" In order to do this, the BOD would have to have absolute proof of abuse or neglect.

#### COMMENTS:

Jan Timoteo, Lot# 59

We own a couple of lots in here. We have invested money in them, fixed them up perfect and we try to go by the rules in regard to water and septic. I see some people that don't care about the rules. I see what happens at the dumpsters. I would like to see them enforce the rules that are supported by the Board. I feel that anybody that the Board feels that they have enough evidence on, should be posted so everybody can see it and I think they should be fined. I personally, don't want my properties shut down because somebody does not care. We also know that we have a septic system and if we lose our septic system, we lose our park. That is my opinion.

Clyde

Let me say something. By the covenants, we can not fine but, we can make them pay for damages.

Dawn Trantham, Lot# 253

I could not agree with Jan any more. I was on the Board and people ignored the septic system like it was nothing. We are not in a city and it is very frustrating for the Board to see money being wasted like that because we were so afraid not to hurt somebody's feelings. Well, I say the heck with their feelings, we need to stop this right now.

Lin Ewert, Lot#83

Jan, I agree whole heartily. It could not have been said better.

Val Cuce, Lot#230

If everybody did what we wanted them to do, the way Jan put it, I might see my husband more.

Joe Cuce, Lot#230

We have multiple systems, 18 or 19 on side 1 of the park and most of them are in good shape. They have the right amount of sludge, there has to be some sludge in the tanks. There needs to be a couple of inches---the system that is in question had 18 inches of sludge. Most of the systems where you live have 3, 4, or 5 inches of sludge. This system had 18 inches and we lost the pump on that

system a couple of years ago. That cost us \$3700.00 and I asked what would cause this problem. Things that are very difficult to break down, when we looked down the tank we stirred the tank up and some fluffy stuff appeared. This year the reason that this person got caught is because they jammed their own black tank-----Thank God. If this had not happened, all of that stuff would have gotten into our system and we most likely would have had to replace the pump. Most of our systems are doing very well. If we can just stop the abuse of our septic system, we should be fine.

Katherine McHan, Lot# 9

I think that we should post the names of these people because if nothing else we might be able to shame them into doing the right thing. When we post their names, I mean, to me I don't want to know those people so they may be shunned to a certain extent or get the cold shoulder and then they just might get the message.

Clyde

We are not out to shun or make people feel bad. They may not know, there are several people buying in and they have not been campers and they have a different system at home.

Jim Butler, Lot#58

Flush their money down the toilet not ours.

Sid Brangham, Lot#62

I am not going to jump on the folks here because the problem is continuing and most people don't do anything but sit around and complain.

Jan Timoteo, Lot#59

When ever the Board makes a mailing to the membership, important issues like sewer and water should be highlighted in any communication and everybody reminded, because a lot of people come and go and they may forget. So just as a reminder to those who don't stay for any length of time.

Lin Ewert, Lot83

Is it my understanding that this is the second offense for these people? They have already received a letter? Joe answered , Yes, I have a letter from two years ago. A second letter has been sent requesting a meeting with the owner and the renter.

Rory Riff, Lot#86

It is also a problem with renters. The owner's are responsible but some renters have no clue because they are not RVer's. They do not know what to do, it is the owner's responsibility to make sure, before they rent, that the rules and procedures are posted and explained to the renters. Clyde explained that the owner's are responsible for the actions of the renters. We have preached this all along and yes the owner's are held accountable.

Lin Ewert, Lot#83

I am responsible for the renting of my son's lot. I have your magnet posted in the kitchen and I have all the rules posted. I also made up a special sheet for the bathroom that explains this, it is very clear and I would be happy to share this with you.

Jan Timoteo, Lot#59

Do we still have someone greet new residents and go over the rules, and septic system as well as the water system? Answer: YES, we do.

Sandy Schulze, Lot#212

Is it necessary to meet with the owner's concerning a problem? This is the second time and the letter has been sent to the owner's for them to set a time ASAP to meet with the Board.

Dawn Trantham, Lot#253

I suggest that the Board has a uniform letter that is sent to all new owners explaining the rules of the septic and water systems. The do's and do not's of how to take care of our systems. Rory would get a list of all new owners. Have the letter sent to their home address. Joe---When you have a wipe or napkin or diaper, do you flush them? Answer: NO, it is common sense.

Dianne Maxwell, Lot#243

Information should be included for visiting family members who may not be aware that even though wipes and personal sanitary items are labeled flushable, they are not compatible with our system.

Don Haines, Lot#180

When problems occur through neglect, owners should be held responsible and exposed / identified to the membership.

Joe Cuce asked the members in attendance for a vote on making the name of offenders public. The vote was overwhelmingly in favor.

Clyde Camp

Rules--- As you know, a committee chaired by Jan Timotoe, was formed to address fines for violation of the rules. A list of rules have been established with attached fines. It has been determined that some of the rules needed to be clarified. This has been completed. There are some corrections and clarifications that you need to become aware of. These rules and fines have been approved by the Board and will be distributed to everyone at the Annual Membership meeting on May 24, 2014. They will also be posted on the bulletin boards as well as on the website. It is vital that you read and understand these rules. A motion was made to accept the Rules and Fines by Kenneth Killgo, seconded by Rory Riff, motion approved.

We had four ladies from our park participate in the Cancer Walk in Atlanta this morning. Thank you, Kathy Gibson, Becca Roby, Janice Camp, and Barbara Camp. A job well done! Thanks for all that donated to the walk.

Old Business:

Rules committee members are: Rod Gibson, Joan Moehring, and Clyde Camp Motion to ratify the rules committee made by Ken Killgo, seconded by Rory Riff, motion approved.

Questions and Comments From Owners:

Dawn Trantham, Lot#253

Can we be fined if a rule is broken? Answer: Yes, the protocol is listed with the Rules and Fines Information.

Ray Schulze, Lot#212

There are three areas, By Laws- Governs what the Board can and can not do, Covenants—governs what lot owners can do on their property, and Rules—governs common ground space. The Board can levy fines for rule violations. I would like to see the issue of covenants come up to a vote to be able to fine for violations of our covenants. Kenneth said that we can take out a judgment against your property and you as an individual if you violate a covenant.

Clyde asked to please have your neighbor attend the Annual Membership meeting on May 24, 2014.

Kenneth Killgo made the motion to adjourn, Rory Riff seconded, motion carried.

*Respectfully submitted,*

*William Maxwell*  
*Secretary*