

PARADISE VALLEY CAMPGROUND  
OWNERS ASSOCIATION, INC

MINUTES  
BOARD OF DIRECTORS MEETING – May 11, 2013

The meeting was called to order by the President, followed by prayer and the Pledge to the flag.

All Board members were present.

New member present was Mr. Richard Duceatt of Lot 256.

Clyde announced that Dawn Trantham has temporarily resigned from the Board because of health reasons. Rory Riff will serve as Treasurer and Elizabeth Carter will fill Dawn's position on the Board and will serve as Secretary. Motion to accept Dawn's resignation, Rory as Treasurer and Elizabeth as Secretary; seconded by Tom; no discussion, motion carried.

Dawn thanked everyone for their support, food and prayers. She said she wanted to especially thank her best friend Teah for all she has done for her.

Rory read the Treasurer's Report which is posted on the Bulletin Board. Motion to accept by Kenneth, seconded by Elizabeth; vote was unanimous. He announced approximately two-thirds of the members have paid their annual fee. Remotes are available for purchase at a cost of \$20.00 each.

COMMITTEE REPORTS:

SECRETARY: Motion by Kenneth, seconded by Tom to accept April minutes as posted on the bulletin board. No discussion, motion carried.

Thank you card from John & Carol Dryton read.

An up-to-date directory is currently on the website. We will be printing new directories after the Annual Meeting and will give each owner a copy when they are ready.

The Board has asked the Covenants Committee to address some crucial areas in the covenants. We have been meeting and are in the process of writing the proposed changes. We will have an open meeting with the owners Wednesday, May 22<sup>nd</sup> and will have copies of the proposed changes for the owners to review prior to them being mailed out for a vote.

Secretary read the names of the Chairpersons of each Committee and said in the interest of time, the names of all committee members would not be read but the list will be posted on the bulletin board tomorrow. All Board members have a list of the committee members. Motion made to accept the committees as posted by Joe Cuce, seconded by Tom Grice, no discussion, motion carried.

**ARCHITECTURAL:** Kenneth advised that the Committee met Monday, May 3<sup>rd</sup> and has decided to try to reduce the number of permits by changing some of the requirements. Effective immediately, a permit from the Committee is not required for general maintenance and repair. If you have a question as to whether a permit is needed, see a member of the Committee for clarification.

He met with the current White County Building Inspector. There have been some changes in the way they inspect buildings. Any new structure will now be inspected as a residence and must meet stricter guidelines. He appreciates the way we have tried to maintain the Park but other campgrounds in the area have not; therefore we must suffer the consequences of their actions.

Motion to accept the report by Tom, seconded by Elizabeth, no discussion, motion carried.

**WATER & SEWER:** Joe advised the water and septic systems are good at the present time. The breaker at Well #2 tripped two times last week. If you notice low water pressure or a leak, contact Joe.

Refrigerator magnets reminding everyone what can and cannot be flushed into the septic system have been ordered. When they arrive one will be given to every lot owner.

With regard to the Radon test, there was a minimal amount in the water. EPA allows 4000 parts per cubic inch per liter. We only have 9 parts. That is for the original side of the park. The results for the other side are not in but will have them at the next meeting.

Joe will begin to have shut-off valves installed throughout the park on the original side beginning in September.

**ACTIVITIES:** Sandy Schulze announced the Potluck dinner this evening at 5:00 PM.

The Welcome Committee is up and running with Paula Noble in charge.

Texas Holdem Cards on Thursday and Sunday evenings at 6:00 PM.

Movie every Monday evening at 7:00 PM.

Bowling at Yonah Bowling Center Thursday mornings at 10:00 AM.

Crafts every Tuesday morning at 10:00 AM

Social Swirl every Wednesday afternoon at 4:00 PM. Bring a snack to share if you wish; along with your beverage.

Ice Cream social every Friday evening at 6:00 PM with Card Bingo to follow at 7:00 PM.

Yard Sale, Saturday the 18<sup>th</sup> from 8:00 AM until 2:00 PM. Gloria House is in charge so if you have stuff you want to sell, see Gloria.

We have a bus going to Harrah's Monday, May 20<sup>th</sup>. Muffins and coffee will be available at the pavilion at 7:30 AM and the bus will leave at 8:00 AM. If you plan to go, I need your check by tomorrow.

Walking exercise every Monday, Tuesday & Thursday at 9:00 AM in the pavilion.

Cook-Out Memorial Day at 1:00 PM.

Check the calendar and the bulletin boards for daily activities.

GROUNDS: Tom: Do not blow leaves onto the common grounds or into the creek.

We have new signs up on the dumpsters, laundry room, pool and restrooms. We have a new sign to put up that says this is private property, violators will be prosecuted.

We will be replacing the boards on the deck at the pool Monday and need volunteers to help. The ladies will be serving lunch to the workers.

The trees have been trimmed at the roadway.

We have had a siren sensitive sensor installed at the gate for emergency vehicles. The Director of the Emergency Management Department has suggested that every owner have a sign on their lot with their 911 address on it. (THIS IS A COVENANT REQUIREMENT). If you call the EMT's and you are in a Motor Coach, turn on your flashers or hit the panic button on your car key fob. If you are not in a Motor Coach, turn on your outside light. The sensor is set to open the gate if they sound the siren as soon as they turn in. It will not open if a siren sounds when they pass on the road.

The pool will be opened when it stops raining long enough for the pool to be painted.

There is one culvert that needs to be cleaned.

May 15<sup>th</sup> two Grounds Committee members and two non-members will ride through the Park checking lots.

Effective June 15<sup>th</sup>, the cards will no longer work.

#### NEW BUSINESS:

Clyde told the owners the Board is establishing an Appeals Review Board consisting of owners. The Review Board is for any owner who is fined for a violation, they have the option to appeal to a group of their peers. Ten names will be drawn from the list of volunteers and then the owner who is appealing will draw five names from the ten. Volunteers are needed to serve on the Review Board.

The Shuffleboard Court, The Bocce Ball Court and the Horseshoes will be completed when weather permits.

A letter was received from Russ and Stuart Pfitzinger of Lot 281 requesting that the Board of Directors allow the owners to place "For Sale" signs on their lot. They suggested the Board supply the signs and then "rent" them to the owners interested. Clyde said he was speaking for himself and not as a board member but he is not here to sell property. The Board is elected to take of the infrastructure and business of the Park. Clyde asked if anyone present wanted to open the gate to allow the general public to enter the park. No one said yes. Inasmuch as it would require a covenant change, the Board will advise the Pfitzinger's their request is denied.

Clyde said the Board is discussing the possibility of supplying wrist bands to the owners for the pool area. The problem will be who will enforce it and check for bands. If everyone will get involved and help enforce it will be a good idea. We have outsiders coming in and using the pool.

There is also discussion to extending the gate to close the gap between the gate and the fence.

OPEN TO THE OWNERS FOR COMMENTS:

Rod Gibson of Lot 18 said he thinks it will be inconvenient to extend the gate. Joanne Luchkowic of Lot 71 likes the idea of extending the gate. Beverly Sundin of Lot 52 suggested stickers for automobile and golf cart windshields. Sid Brangham of Lot 62 said all golf carts are supposed to have their lot number on them.

Jan Timeteo – Lot 59 said when the various courts were being discussed it was said it would be done with donations to cover the cost of the various courts. Clyde said NO, it came from the General Fund. There was a onetime donation made. She asked if it was budgeted. Clyde said YES

Rebecca Roby – Lot 98 thanked the Board for cleaning the street signs. Sandy Schulze said Rebecca is the Sunshine Lady and if anyone hears of an owner, who is ill, let her know and she will send a card.

Rod Gibson gave a report on Mark Garst. He is home but is suffering migraine headaches. Jason is filling in for Mark.

Joe Cuce – Lot 230 is looking for a contractor or carpenter. If anyone knows one see him.

Rebecca Roby asked about the vandalism to the bathrooms. She said it is time for the nonsense to stop. Joe Cuce said the situation has been corrected. He explained that because of the vandalism that happened to the bathrooms last year when someone deliberately wrapped the ball chain around the arm, causing the water to run continuously, he thought someone was deliberately making the flap stick this time. After deliberately trying to duplicate the situation a number of times, it was discovered if the handle is held down for a few sections longer than normal, it will stick and cause the water to run continuously. Tom removed some chain lengths and it cannot happen again.

Rose Cherwinski – Lot 65 asked where the owners can go in the event of a tornado warning. Tom said he asked the Director of Emergency Services and was told there are no shelters in White County. Joanne Luchkowic of Lot 71 said there is a concrete tunnel under the bleachers at White County High School that owners can go for shelter. Lin Ewert of Lot 83 said you should check with the School Board first. Clyde said last year when there was a threat of a tornado, he opened the three rooms at the end of the pavilion and went around the Park with the megaphone telling the owners they could go to the pavilion for shelter. Joe Cuce said his park model will roll but will not cave in. Richard Peavy of Lot 91 said everyone needs a weather band radio.

Clyde reminded everyone of the Annual Membership Meeting May 25, 2013 at 10:00 AM.

Kenneth motioned the meeting adjourn, Rory seconded, motion carried.

Respectfully submitted,

Elizabeth Carter  
Secretary

