

MINUTES
BOARD OF DIRECTORS MEETING
May 12, 2012 10 AM

MEMBERS PRESENT: Clyde Camp - President, Nick Coman - Vice-President, Dawn Trantham - Treasurer, Tom Grice - Member, Joe Cuce - Member, Dyann Killgo - Acting Secretary

Clyde called the meeting to order and asked Nick to offer a prayer. He asked all to stand for the Pledge to the flag. He said that Dyann Killgo was filling in for the secretary, Elizabeth, who is out of town.

He asked if there were any new members present and there were two new couples present; Richard & Kathy Barton of Lot 124 and Earl & Teddie Denham of lot 236.

Clyde said that since the minutes from the last meeting have been posted on the bulletin board for everyone to read he would entertain a motion to accept the minutes as posted. Motion was made by Tom Grice, seconded by Joe Cuce and carried.

COMMITTEE REPORTS:

Treasurer reported that since we are beginning a new fiscal year she deposited approximately \$33,475.00 in the various designated reserve accounts. She deposited \$10,000. in the water and septic fund, \$10,000. in the streets and bridge fund and \$13,475. in the contingency fund. She left \$10,018.00 in the checking account to begin the new year plus \$200.00 in petty cash for a total of \$10,218.00. The total of all Reserve Accts is \$193,859.06, Total Assets as of April 30, 2012 are \$204,077.48. Income for the month of April was \$556.96. Total income for the year \$138,060.99. Total expense for the year \$124,131.03. The financial report will be posted on the new bulletin board at the mail boxes. Motion to accept Treasurers Report made by Nick, seconded by Joe and carried.

WELCOME COMMITTEE: Lanell Coons reported she has welcomed Richard & Kathy Barton of Lot 124, Fred & Paula Noble of Lot 125 and Rebecca Roby of Lot 98. Clyde asked if she was aware there is a new owner of Lot 42. She said Dawn had given her the information but he is not here and as soon as he returns the Committee will welcome him.

ACTIVITIES COMMITTEE: Barbara Tidwell said she did not have anything to say.

ARCHITECTURAL COMMITTEE: Clyde reported there are five (5) permits out at present. Four are for maintenance work and one is for a building.

WATER & SEWER: Joe reported that at this tune of the year we normally have North Georgia Environmental check the pumps & tanks. Most of them were okay. However, we had to replace 2 pumps and repair 1. Two of the pumps replaced were because of age, we spent \$2498.00 because of that situation. The bad news is that \$554.00 of that amount was unnecessary. One pump was rebuilt because of stuff that shouldn't have been there. Ridley Nolan told Joe if you don't eat it or drink it, it shouldn't be flushed down the toilet. *We found in the pump, 40 to 60 body wipes.* Even though they say they are flushable, they should not be put into the septic system. In another one we found quite a few feminine napkins and that pump had to be replaced. In another one we found pieces of Styrofoam and that pump had to be replaced.

Some of the owners are abusing the system. Those kind of items cannot be put in the system. We know the 13 lots on these pumps and they are going to be receiving a letter regarding situation. Also, we can screen each lot and when you call to say nothing is going down, we can tell what is being put down the black tank. We don't want to do that but if these expenses keep going up, we might have to and it will be very expensive. Inform your neighbors and be careful yourself, please be careful what you put down your black tank.

GROUNDS COMMITTEE: Tom Grice reported Habersham Electric is going to come in and Install a 25 ft. street light between the dumpsters and the mail boxes. It has already been staked out. They are also going to come in and trim the trees around the street lights. They are going to replace the street light by well #2 with the new type street lights. There is a new speed bump just above Lot #209 to divert the water off the road into the culvert because it is washing out their drive and eroding beneath the road. As soon as it cures, it will be painted with bright orange paint. I am aware that the first washer near the door in the laundry room is not working and have contacted a repairman to fix it. As of the 15th of May we will begin to send letters on yards that need to be cut and moldy RV's. The pool equipment in the room beside the laundry room has been redone. It has been rewired. It cost over \$2,000.00 to open the pool this year plus an additional \$60.00 per hour to ground the pool, fix the light in the pool and all the power that comes out to the pool is inside the wall and last year he found a door in the wall with no lock on it and naked wires laying inside. Hopefully, the pool will be painted or get new marcite this fall. As of today, the pool cannot be opened until the electrical work is complete. He presented a quote from Graves Concrete to pour concrete where the speed bump in and make spaces for 10 more trailers in the parking area. He would like to do the work at the speed bump and the ditch at the back of the trailer parking area now. The cost for that would be \$525.00. If he doesn't do it now, the price will almost double because he would have to get a quarter load and the concrete is more expensive for small loads. He will seek other bids for the remainder of the work to be done at the trailer parking area. Joe asked if we were going to spend \$9,850.00 to get 10 additional parking spaces. He said it will take a number of years to pay for the spaces at \$120.00 per year. Motion to make the spaces by Joe, seconded by Dawn. Discussion: Clyde said he thinks the Trailer Parking Committee should investigate this matter and then report back to the Board at a later date. Motion made by Dawn to table, seconded by Nick to table, and carried.

Tom is seeking bids to clean out the ditches. He thinks nothing should be done at the blueberry bushes until we know what the cost will be to clean the ditches.

Clyde expressed his appreciation to Tom, Joe, Dawn and Nick for all the work they have done since being asked to serve on the Board. The Board has worked together and even though we have had differences, we worked together for the benefits of the Association.

OLD BUSINESS: The deck at the work campers lot needs to be replaced. John is going to do the work himself and we will furnish the materials. The time spent on the deck will be done on his own time. Motion by Nick to replace deck, seconded by Joe and carried.

NEW BUSINESS: Doug Bean, owner of lot 238 has a sign company and he is going to give Clyde a quote to replace all the street signs. The poles will be painted also. Clyde would like to do something at the front entrance. He would like suggestions from the owners.

The Board has prepared a schedule of fines for various violations of the rules, covenants and by-laws. If they are approved a copy will be inserted in the packet with the Covenants, By-Laws and Rules to be given to each owner present at the Annual Meeting.

A copy of the proposed fines is attached. Motion to accept fines made by Tom, seconded by Joe.

Discussion: Clyde opened the floor for questions or suggestions from the membership. Joe said he thinks we should have more than one person decide when a yard needs to be cut or an RV cleaned. Joe asked if we would do something about access to the roll-off. Tom thinks it should be left open. Dawn said it is a bad idea to leave it open because contractors and anybody else will have access and put anything they want to in it.

John Coons - Lot 264 said the original concept was a Board member was supposed to go with anyone wanting access to the dumpster in order to keep an eye on everything that goes in the dumpster.

Sid Brangham - Lot 62 said he agrees with the fines because for so many years people have refused to follow the guidelines. He agrees with Joe in that two or three people should agree on when a yard or RV needs to be cleaned. He asked if he repaints his deck does he need a permit from the Architectural Committee. Clyde advised because an owner abused the system and after saying they were only going to do maintenance they were building so the Committee had to reinstate the Maintenance Agreement. Sid thinks it is an over-reaction in this situation. Clyde told the members the Architectural Committee will not deal with an owners contractor unless the owner is with them. A new Board will be re-elected in two weeks and perhaps the new Architectural Committee can review the Maintenance Agreement. Ron Roskosh said he thinks it is a bad idea to use a combination lock on the gate to the roll-off. Also, some of the owners have given contractors a gate card and they now have free access to the park. He thinks we should get the cards back.

Gloria House Lot 80 wants to know where she can dump odd shaped items outside here. She had an old refrigerator. There is a facility on 129 South at Westmoreland Road.

Dawn suggested we post the address of the facility on the bulletin board.

Charlie Sundin Lot 52 suggested we install a gate similar to the one at the front entrance. The Board will consider it.

Beverly Sundin Lot 52 questioned the fine on the letters to owners regarding cleaning their lot or RV. How do we know they received the letter. Tom explained that we will send the letters Certified Mail-Return Receipt Requested. This will cost \$5.75 every time we have to send a letter. The fine starts after the letter is received.

Barbara Stone Lot 237 suggested we leave the gate open 2 days per month for owners to put their items in the roll-off.

Gene Ewert Lot 83 questioned what happens after the ten days and the violation has not been corrected. Clyde said the fine will continue at \$25.00 per day until the violation is corrected. The Board will not have the lot or RV cleaned.

Tom said the only *solution to the problems with the dumpster is to get rid of it* and let everyone take their items to the facilities in White County.

Joe Cuce said on the fine for water, we need to add Sewer to the list. It should read Water or Sewer Abuse.

Clyde said we will add Sewer to the Water and a total of 4 witness people on the fine regarding yards and RV's.

Motion to accept fines as corrected by Tom seconded by Joe and carried.

FINANCE COMMITTEE: Dawn reminded everyone that the maintenance dues will be past due at midnight on May 31st and if they are not received a late fee will be added June 1st.

MEETING OPENED TO FLOOR:

June Brangham Lot 62 - There is a new facility opened on Hulsey Road for recycling that is open Monday, Wednesday and Saturday.

Nan Hohne Lot 40 suggested a security camera be installed at the dumpsters. It cannot be installed on the electric pole, someone would have to monitor it and it would be expensive to put one up.

John Coons Lot 264 said he thinks the speed bump should be removed because the owners cannot pull their rigs up that hill and stop at the bump. Also, it could cause damage to the axle on the vehicles. The Board will address the situation.

Billy Camp Lot 170 said he has been asking the Board for 5 years to do something about the ditch at the back of his property. It will be checked.

Beverly Sundin Lot 52 said that several years ago when she was on the Board she prepared a check list for the Grounds Committee to use when checking an owners lot. It would make it more fair to use a check list. The board will consider the suggestion.

Sandy Schulze suggested some owners might volunteer to accompany other owners who want to put something in the dumpster.

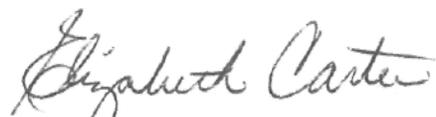
Clyde said the Board appreciates all the volunteers who have helped this year.

Beverly Sundin suggested that the Board should vote on an amount to spend on the speed bump area.

Joe made a motion to allow the Grounds Committee to spend up to \$1000.00 to fix the run off at lot 209. Dawn seconded and it was carried.

Sid Brangham said things have run so smooth under the leadership of the current Board that if he had a choice he would vote the same Board back in again.

Dawn made a motion to adjourn the meeting, Joe seconded, motion carried. Respectfully submitted,



Elizabeth Carter,
Secretary