

## May 12, 2018 Board of Directors Meeting

Clyde opened the meeting and welcomed everyone to the meeting. Richard Peavy led the meeting in prayer. Clyde led the group in The Pledge of Allegiance.

Beth took roll. Clyde Camp, Becca Roby, Jeff Hamm, Alide Matthews, Jerry Murchison, Darrell Williams, Beth Wolfe were present.

Clyde asked new members to introduce themselves.

Teresa and Gary Jarvis lot 19; Bruce Dennis lot 37; Tom and Norma Hutchinson lot 265; and Towana and Wally Pero lot 192. Clyde welcomed them to the park adding that he hopes they enjoy it as much as everyone here does.

Beth's Secretary's Report - Beth asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Becca made a motion to accept them and Alide seconded it. All voted in favor and the motion was carried. Beth announced that the **Meet and Greet the Candidates** will happen July 7 after the cookout. This is a change so she requested owners make plans to stay a little after having a fantastic meal. The Meet and Greet will start at 2. Hopefully more people will be present to make the candidates feel more welcome than ever before! Speaking of candidates, they are needed!! There are three Director spots up for election. There were Nominating Forms available after the meeting and available online on [PVCOA.com](http://PVCOA.com) . Only ONE form is needed to include ALL those wonderful owners to be nominated, including YOURSELF!! The new directories, or newly named **Welcome Books** because they are so much more than just a directory, will be printed this week to be available for sale at the **Annual Meeting**, which is on May 26, at 10 a.m. They will still cost \$5. All changes to contact information had to be submitted TODAY for it to make it into the directory section of the Welcome Book. She asked the owners to put the Annual Meeting on their calendars because they are needed at the meeting to be able to conduct business. (Ninety lots need to be represented.) If an owner would like a colorful plastic PVC name tag like many people are wearing today, they can sign up at the meeting and pay \$10 to her today! They'll be ordered tomorrow so they will be here for your attendance at the next meeting. (applause)

Becca's Treasurer's Report. After 6 years she has retired from chairing the **Sunshine Committee**. Lin Ewert is now in charge. June Brangahm will be assisting her. Richard Peavy will be posting on Facebook. Please let any of them know if there is anything that needs to be recognized with a card and a posting. This could be news of import such as hospital visits or illnesses where cheering up would be helpful or praise for awards or accomplishments. It is **annual dues** time. At Jan Timoteo's suggestion there is a box on her porch so checks could be left there if Becca is not there. Cash should not be placed in there. It is checked regularly. Becca appreciated the response. It makes it easier from a bookkeeping standpoint with the checks steadily coming in. The park is in very healthy financial condition. The total assets are \$251,310.26. The excess funds are transferred into the different reserves funds at the end of the fiscal year, April 30 per Covenant agreement. The Budget Committee meets and the Board approves how much goes where. \$10,000 is in the checking account. The Contingency Reserve Fund has \$41,772.15; Building Reserve, \$9593.07; Streets and Bridges, \$98,251.54; and Water & Sewer has \$91,971.50. Darrell made a motion to accept her report. Beth seconded it. All voted in favor and the motion was carried. Becca's proposed **Finance Committee** is Cathie Opava, Richard Peavy, Toni Shearer, Rory Riff and herself. Darrell made a motion to accept those committee members. Jerry seconded it. All voted in favor and the motion carried.

Alide's Activity Report. Alide remarked that the Board has all accepted their positions to help make the park better. They are volunteers and unpaid. They work hard to keep everything running smoothly. The Rules and Covenants make the park the best in the area. She asked that the Board be accorded respect and consideration as the Board tries to help with owners' requests and other issues. She asked that the Board to accept her motion for her **Activities Committee members** for this year: Sandy Schulze, Kathy Gibson, Diane Murchison, Toni Shearer, Lynn Harris, Barbara Abair, Cathie Opava and Janice Camp. Becca made a motion to accept her committee members. Darrell seconded it. All voted in favor and the motion carried. The quilters would like approval to **raffle off an antique hand-quilted quilt**. The quilt would be raffled off at the Annual Meeting. Members of the Activities Committee will be selling tickets. The tickets are \$1 apiece or 6 tickets for \$5. Alide will appoint someone to sell tickets. Alide asked Beth for more information. Beth added that she will sell tickets at the Annual Meeting and hold the draw. At other functions until then, another member of the

Activities Committee will sell tickets. The quilt was then displayed. The Activities Committee will give Becca the money which will be spent on items the Activities Committee wants, so as not to burden the park's budget. Beth made a motion to allow the Activities Committee to run a raffle. Darrell seconded it and all voted for it. The motion carried. At 3 p.m. today, May 12, is the **Social Swirl**. Bring appetizers and beverages. On May 16, at 5 pm. is **Dining Out** at El Campesino. Friday, May 18th's ice cream social is cancelled to make room for the **Yard Sale** set up. All tables are assigned and will be marked on a first-come, first-served basis. This new policy was adopted to avoid confusion. She asked that everyone be considerate. Friday, May 25 at 6 p.m. is **Roger's Root Beer Floats** and **Card Bingo** to follow. Beth will host. Bring \$1, 3 quarters, 3 dimes, and 3 nickels. Saturday, May 26, at 10 a.m. is Annual Meeting with coffee and fritters at 9 a.m. Sunday, May 27, at 1 p.m., is the **Memorial Day Cookout** and Empty Table ceremony. The cost is \$5 per plate. Tuesday, May 29th, at 10 a.m. **Activities Planning Meeting** where all are welcome. Thursday, May 31st, at 9:30 a.m. is **Anne's Quilting Class**. Alide added that **the kitchen** is here for the park's convenience. At the beginning of the season, it was thoroughly cleaned and organized. Unfortunately, this week there were cleaning supplies left out along with various items on the counters. Please leave the kitchen in the condition it was found. Please do not leave donations in the kitchen. Phil will sell any **leftover fritters** in the meeting room for \$4 a box. New members will be welcomed at the front table by Beth and Alide. Becca made a motion to accept her report. Darrell seconded it. All were in favor and the motion carried. Clyde added that the park will be buying a **new stove** (applause) because the current one only gets a certain temperature. Darrell has received a \$200 gift card from Lowe's because of the military discount by Billy Camp on the recent purchase of chairs and washing machine so it will be applied to a new stove.

Jerry's Architecture Report - Jerry asked that the following members be on his **Architectural Committee**: John Maske, Bruce August, Phil Matthews, Pat Grice and John Strickland. Alide made a motion to accept those committee members. Beth seconded it. All voted in favor and the motion carried. Jerry asked for the return of the **permits** from those owners who still have them **outstanding**. This year there is a \$20 deposit for permits. The check will be returned once the permit is returned. The check will not be deposited in the interim. An owner does not need a permit for maintenance work. Repainting anything the same color does not need a permit. Alide made a motion to accept Jerry's report. Becca seconded it. It received a unanimous vote and the motion carried.

Jeff's Water & Sewer Report - Clyde welcomed Jeff as the new member of the Board. Jeff reported that he went on a whirlwind **tour of the water department** on side one with Clyde. Jeff will take a tour of side two with Joe, former Water & Sewer Chair, a little later. He reported that the water system was in really good shape. There is only one **leak**, which is a main valve on lot 127. It will be worked on Monday or Tuesday if Phil (plumber) is ready. Joe will assist him. There will be water shut off and it will impact lots 119-128 and lots 113-117. If it is married to another valve, it will impact some on Hillcrest. Jeff made a motion to set up his **Water & Sewer Committee**. They will be Joe Cuce lot 230, Bobby Privette lot 261, and David Welling on lot 34. Alide seconded the motion, all voted in favor and the motion carried.

Darrell's Grounds Report - Darrell **thanked** Dwight and Donna Winburn for the POW flag that was donated. (applause) He also thanked Bill Maxwell for all the help he has given Darrell for the past two years. (applause) Darrell is working with the **pool** people. He has had the electric rerun at the pool for the emergency kill switch. The new signs should be ready for pickup now. He hopes to have the pool open by Memorial Day. The water is in real good shape. On May 15, Darrell will be doing a ride around with another Board member inspecting lots. There are quite a few that have not been taken care of. Those need to be cleaned or they will be getting a letter. **Tree trimming** has been started. Darrell is trimming at the edge of the roadway and going straight up so that the motor homes don't have any issues going by. There are issues with the **bridge**. They changed out some planks and will be changing out a few more. **Firewood** is available at the tractor shed. It is for everybody at the park. Get a golf cart for a load for the weekend. Please don't get a summer load of wood. A picture of a toilet in a box was displayed. It was dumped in the **household dumpsters**. The toilet should have been taken to the **rolloff**. Any Board member would be glad to take an owner there to show where it is. Please don't leave anything outside the rolloff if the rolloff is full. If the gate to the rolloff is closed, please don't put things outside the gate. He also asked owners to break down their boxes before placing them in the household dumpsters. Becca made a motion to accept Darrell's report. Alide seconded it. All voted in favor and the motion was carried.

Clyde's President's Report - Clyde put forth the **Rules Committee** members as Joan Moehring and Jerry Coleman. Alide made a motion to accept the committee and Jerry seconded it. All voted in favor and the motion carried. Becca added that though it may appear that things are decided upon quickly. She let owners know that these items are discussed at the **workshops**. Those occur a week and a day (Friday) before the Board meetings. Everyone is welcome to attend those. Clyde asked for any new or old business. There was none. Clyde added at times the **Board** has a good time but that the people on the Board take their jobs seriously. The **Annual Meeting** is on May 26 at 10 a.m. He asked the owners to try to be there, especially the new owners. That's where everyone meets and the park can get things done with 90 owners here. Clyde will not be in the park because of his daughter's graduation. Family comes first. Darrell will start the meeting. Clyde thanked Janice, his wife, for dressing him this morning so he looked so good. Clyde is excited about this new year. The **pool** "risks" are no longer called pool rules per the state, county and the insurance carrier. The first one is that people have to take a shower before entering the pool. The risks that are on the board will be enforced. We have to make sure we are covered with our insurance or get in trouble with the state. The **shuffleboard** needs to be painted. It needs to be painted and allowed to dry for two days and that needs to be repeated three times. There haven't been that many dry days in a row.

Becca mentioned that the park is a wonderful member of the White County Chamber of Commerce. They have lots of great information at the Chamber. Owners should tell them they are from PVC. The park is receiving a good insurance discount as well as being part of a great community in White County.

Clyde opened the floor to owners' comments.

Jan Timoteo, lot 59, had two questions. When Becca gave the amount of \$41,772.45 in the Contingency Fund. Jan said last time she looked there was \$60,000 in it and asked if any money was spent out of that fund. Becca replied that no money was spent out of the Contingency Reserve account or any reserve account. Jan also asked if Perry is still coming in twice a week. She still has bags of leaves and has for a couple of weeks. Darrell responded that Perry is usually in on Thursday, Friday and sometimes Saturday. Last Thursday he hauled out two loads of leaves. Darrell will check with him about the number of times he's coming.

Cathie Opava, lot 169, said she was named on two committees. If she can't be on two committees, she is resigning from Alide's committee. Clyde answered that she could be on both. It was then established that an owner may only be on one committee. Alide made a motion to amend her committee to withdraw Cathie. Jeff seconded the motion. All voted in favor and the motion carried.

Barney Casteel, lot 44, wished all mothers, grandmothers and great-grandmothers a Happy Mothers Day tomorrow. (applause)

Richard Peavy, lot 91, said Lee Carter, Troy's brother, is in a coma and he is not expected to live. He fell in the carport and hit his head on the concrete. He added that the Haines are in a rehab home or assisted living and are not expected to be back. They have experienced several falls. He added that the Sunshine Committee won't know anything unless people tell them. If they need a card or have done something marvelous and outstanding, let the committee know so they can be recognized. (applause)

Rod Gibson, lot 18, thanked Darrell and Clyde for all the debris that was cleared from the Paradise Valley Road bridge. The county took care of it. It was a mess there. White County did a fine job.

Kathy Gibson, lot 18, let everyone know that samples of sweatshirts and hoodies are here to try on and order. They are in the breezeway. The T-shirts and the polo shirts will be available at the Annual Meeting On May 26. She asked for people to come see her. They may possibly have ball caps, coffee cups and perhaps koozies with logos on them then.

Joe Cuce, lot 230, mentioned that since Jeff Hamm of Water & Sewer is new Joe will be assisting. If work is going to be done during the week, owners should call Joe since Jeff won't be here during the week. Twenty-four hours' notice needs to be given before the valve for an owner's lot is turned off. It needs to be planned. Make sure the plumber is ready and the hole is dug. On the weekends owners should call Jeff. Joe requested

the use of the bullhorn. The question came up about the "1" and "2" signs being the notification that water was planned to be turned off. Clyde answered that a place for the bullhorn would be found. Clyde said that those signs are for when the whole side is turned off. Sue Riff, lot 86, asked that she be contacted and she'll send out a blast when a water outage is planned. Another blast will go out when water is resumed. Joe added if it's planned days ahead, that's fine. Joe said he'd rather go around with the bullhorn and notify people about it. Rod Gibson, lot 18, said that he thought that the gate signs of 1 and 2 were for that, not for the entire side. The affected lots within that side were posted on the bulletin boards. Joe agreed that was for scheduled repairs to the main line. For individual lot owners who need water shut off, that is not done. Clyde said he didn't do it that way this past year.

Jan Timoteo lot 59, said the carpenter bees are eating the pavilion. There are traps that many people have. She has traps at her house and suggested that the park should get them as well. After the bees bore in, they lay their eggs. Darrell added that he just put them up at his house and already has 5 trapped. Darrell said he will.

Clyde then brought up the loss of power last year during the hurricane. Freeman Electric has given a price for **generators** to be hooked up to the two pump houses. He's waiting on a quote from Blossom Gas to hook up the propane tanks. It looks like that will cost around \$10,000 minimum. This will allow the park to have water during an electricity outage, not restore electricity to the lots. Freeman Electric is also working up a price for a portable generator to hook up to the pumps to the sewers. It could be moved from one pump to another to get the sewage out. Clyde is doing it instead of Jeff because the process all started before Jeff came on board. It's a lot of money but it needs to be done.

Dianne Maxwell, lot 244, reminded everyone that with the holiday coming up to please ~~watch~~ observe the speed limit of 10 mph. Also only licensed drivers may drive golf carts. She added that children must be 16 and over to be at the pool alone. She advised people to go to the pool with their grandchildren. Clyde added that four cars turned into the park recently driving over 20 mph. As soon as that turn off Paradise Valley Road is made, a person is in the park. It's not until the person gets to the gate that the 10 mph speed limit must be observed. He is concerned that someone speeding is going to hit someone in a golf cart or bike and kill them. There are 5 speed limit signs from the gate to the bottom of the hill stating the speed limit. He added that everyone needs to monitor that and yell at people who are exceeding the speed limit. He said not to worry if someone was going to get upset about it. Richard Peavy, lot 91, said at one time rumble strips and speed humps were considered. But speed humps and tables were decided against because of trouble for motorhomes. But if the speed is not controlled, those other solutions will be revisited.

Becca made a motion to adjourn. Darrell seconded the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted by Beth Wolfe