

## PVC Board of Directors Meeting May 13, 2017

Bill called the meeting to order and welcomed everyone for taking the time to come.

Beth took roll. Bill Maxwell, Clyde Camp, Becca Roby, Alide Matthews, Jerry Murchison, Darrell Williams, and Beth Wolfe were present.

Bobby Privette opened the meeting with a prayer. Bill led the assembly in the Pledge of Allegiance.

Bill took a moment to brag on the outgoing members: Sandy Schulze (stood and received applause), Rory Riff (stood and received applause), and Bobby Privette (stood and received applause). Jerry Coleman (applause) is in the hospital and so is not here today. Bill said it was a tremendous pleasure to work with them. They did a great job. Bill added that Sandy must have put a thousand miles on her car a week. Bill joked with Rory and said he has done a great job as treasurer. Bill remarked that Bobby got the septic system in top working order, which hopefully will last for many years, as well as all the signs and labeling of our septic system. A bunch of money was spent on it but it was well worth it and all approved by the owners. The dues were raised for this year to replace the money that was spent. If anyone wants to know more about that, see Bill later for an in-depth discussion. Thank you all. (applause)

Bill also recognized the continuing members Beth and Darrell. Beth will report about the speedometer app a little later. Bill cautioned that the speed has to come down. He found that some workers in the park were speeding and he told them if the workers don't slow down, they will have to find work elsewhere. There won't be speed bumps but rumble strips will be put down to get everyone's attention. Perhaps if we keep bringing it up, people will slow down. The Board and all the rest of the owners don't want some kid hit. Coming through the gate, a person's foot needs to be on the brake or he's speeding. Bill added that everyone needs to be careful.

New Owners: Kathy Smith Lot 178 (applause), John Maske Lot 209 (applause)

Bonnie Merritt, Lot 153, added that the speed limit applies to golf carts as well. Bill thanked her for her comments.

**Beth's Secretary's Report** - Beth asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Clyde moved that the minutes be approved and Darrell seconded it. It was approved unanimously and the motion passed. Beth thanked all those who have sent in their updated information forms. More have come in than in the past! That guarantees the new directory will be the most accurate ever! **Directories** will be on sale for \$5 at the annual meeting May 27. If you want your updated information included in the directory, she must have it by May 19. Beth reported that **nominations** are currently being taken for the 2018 Board of Directors election. There are 4 vacancies. (Bill, Darrell, Becca, and Beth). Right now we only have 4 people running so there won't be an election (Later Clyde corrected her that there will be an election even if there are only four nominees) if owners don't nominate some more worthy owners or themselves!! Copies of the nomination form were put on the tables for the owners' use! Please see Beth if you want a spiffy **name tag** for \$10. They can be kept at the pavilion so that an owner doesn't even have to remember

to bring it...just to put it back. Beth made a list of Android and iPhone **speedometer apps** (see below) to show a vehicle's speed and thanked Ray Schulze for bringing this up many meetings. After installing the app on a phone, owners would simply turn it on, set it in the drink holders or on the cart's ledge, and look at it occasionally as they drive. Some apps have speed limits that can be set and an alert sounded when the self-set limit has been exceeded. Then owners can show off how cool they are that they are using the app! Thank you to the Vance group who when I showed them my cool speedometer and they flashed ten with all their fingers extended at me! I hadn't seen that done in connection with our speed limit before. It's everyone's business so flash a ten at passing vehicles, especially ones moving quickly through the park. Beth added that while in her Mustang she needs her foot on the brake throughout the park, except the small hill leading to Bonnie and Paul Merritt's, in order to keep her speed at 10 mph. Darrell reported he loaded the app during Beth's report; it was that easy. (applause) For Android phones: Ulysse Speedometer, DigiHUD Speedometer, Speedometer GPS, and SpeedView GPS Speedometer. For iPhones: Speedometer Free Speed Limit Alert, GPS Speedometer, and Speedometer Speed Box

**Alide's Activities Report** - Alide introduced herself and thanked Sandy for organizing and establishing the current program who has also pledged to assist her. She added that everyone enjoys all the activities because Sandy has worked so hard. (applause) **Movie night** is Saturday, May 13, at 7:30 p.m. featuring *Sully* hosted by Terri Darias, popcorn will be provided. Owners are encouraged to bring a comfortable chair and snack. Pajamas are also encouraged. Terri stood and specified appropriate PJs only. (laughter) Wednesday, May 17, at 5 p.m. at El Campesino. Saturday, May 27 is the **Annual Meeting**. Coffee and fritters provided at 9 a.m. where there is an opportunity to meet the Board of Directors and other owners; the meeting follows at 10 a.m. Sunday, May 28, at 1 p.m. is our **Memorial Day remembrance and cookout**. A table will be set in order to perform a ceremony remember the personnel who have died in service to our country. There will be an Activities Planning Meeting on Monday, June 12, at 10 a.m. where everyone is welcome to attend and ideas will be welcomed. Bonnie lost her key if anyone finds it. **Committee members** up for ratification are Sandy Schulze, Kathy Gibson, Diane Murchison, Toni Shearer, Lin Ewert. Clyde made a motion to accept the committee members and Becca seconded it. All voted in favor of it and the motion passed.

**Jerry's Architectural Report** Jerry introduced himself and thanked the prior committees and chairs for making a tremendous improvement in the park. The Architectural Committee (AC) is transitioning between outgoing and incoming committee members and chairs. Jerry thanked Jerry Coleman and Clyde for helping him get up to speed. There have been four **applications** for permits and jobs completed. A number of applications are in process. The forms are online and available from each of the committee members. He emphasized for owners to fill out the forms as completely as possible. He showed a complete form with detailed attachments of color samples, drawings, including the location of the RV. He recently received an application that was incomplete, had the wrong date, and the start date was for yesterday. It hasn't been able to be approved yet. Jerry urges owners to please submit only complete application. Jerry stated that he himself is a bit impatient at times so he understands when people want to get things done immediately. Article X of the Declaration of the Covenants are the guidelines. Until his committee gets completed applications, they won't be acted upon. The AC has **office hours** of 8-5 during the week. If there is an emergency on a weekend, it will be considered. **Committee members** to be ratified: three are experienced committee members - Rick Gass, Philip Matthews, Pat Grice, new members are - Deborah Hamm and John Strickland. If

there is need, others will be asked to assist. For a routine request, the forms take two signatures. A committee meeting will not need to be called. If someone wants to do things within article X, they will be done.

A motion to accept the committee members was made by Becca and seconded by Alide. All voted in favor and the motion was passed. Bill added a little to what Jerry said. The Board needs the owners' help. The **Board's goal** is to help owners be able to do whatever they want to do on their lots within the Covenants. The job is to help facilitate the project, not to hinder it. However, the Board is not going to tolerate someone demanding a permit for a job where the materials have already been delivered. The Covenants state to get the permits first. These permits for jobs with materials already delivered won't be issued. For any project that is going to be initiated, contact the AC. Even if the owner doesn't need a permit, like when the color is not being changed, get with the AC. Before any project is started, a permit needs to be secured. A county permit may also be required. The AC will give the owner that information. Once the Board had to spend money on a lawyer to stop someone who was violating the Covenants. But that will continue to be done.

**Becca's Financial Report** - Becca introduced herself and added that she is on lot 98 on Maple Wood Ln. Her office hours are 9-5, instead of 8-5. She is pleased to be on the Board having been an owner for 5 ½ years. She appreciates the condition of the park and all the hard work everyone has done to get it that way. She thanked Rory for being her guidance over the past few days while she takes over the ropes. The fiscal year end was April 30 and the paperwork is already at the CPA's. The report will be available to be viewed when it has been received. Rory has been very good. The Park uses QuickBooks, a straightforward accounting program. The Financial Report is the Park has **total assets** equaling \$227,957.57. The balance details of each account are on the bulletin boards. Expenditures coming up will be voted on at future meetings. A motion to approve the treasurer's report was made by Jerry and seconded by Clyde. All were in favor and the motion passed. The proposed Finance **Committee** is Rory Riff, Cathie Opava, Kathy Gibson, and Toni Shearer. Anyone else interested is certainly welcome. The biggest work of the Finance Committee is the budget, which will be coming up in the summer. A motion to accept the committee members was made by Clyde, and seconded by Jerry. All were in favor and the motion passed. The **Welcome Committee** has been inactive for a while, but now there is a committee. Terri Darias went to the Chamber of Commerce and got lots of goodies. The rest of the committee proposed is Terri Darias, Alide Matthews, Diane Murchison, and Barbara Camp. Clyde moved to accept and Darrel seconded. All were voted in favor so the motion passed. There were 32 owners to be welcomed and more have been added. Some have already been greeted. It's a daunting task and the committee is committed to getting the job done. Bill added that the previous person with that responsibility who fell behind on that duty was himself, Bill Maxwell. He stated that he did not do a bang up job. He made several trips to lots and the owners seemed to disappear before he returned with the materials. Bill thanked the Welcome Committee for all they have done so far. Terri said that there are many good things and information in the packet. The most important part is the Covenants. The packets will not be left unless there is someone there to receive it and the new owner's information is collected. Alide added that the information to be collected includes an emergency contact.

**Clyde's Water & Sewer Report** Bill stated that the owners are very fortunate to have Clyde back on the Board.(applause) He added that White County is under a Level 2 Drought Response **water restriction**. Though we are a private area and our wells are private, the park has always joined into what White Co. has done with respect to water restrictions. Clyde said that the water ban will be

**lifted** May 13. Clyde will get with American Water on Monday. Then he will have them check the water level and what all they check. He will have them come back the following Thursday and Monday. Clyde will keep up with our water level. If the park is not losing any water, then we will keep using the water in that way. If the water level starts to decrease, then the water ban will be reinstated. If we lose our well, we lose our park. He understands that owners have asked Darrell to get the pool ready but he hasn't been able to do that because of the water ban. Clyde stated that he is happy to be back on the board. The Water and Sewer, under the direction of Bobby, is in great shape. He has everything tagged and has made it idiot proof (laughter). Clyde will take care of the water part and he has an expert, Rod Gibson, on the sewer part. (laughter) He may get someone else to be on his committee later, but that is it currently. A motion was made by Jerry to accept his **committee** and then seconded by Darrell. When there is any information to be gotten to the owners, he will post it and if it needs to be blasted, he will get with Beth. Do not go crazy with this temporary lifting of the **water ban**. Bill stated that he'd like to pressure wash his driveway but it's not that bad so he's going to wait. The park will not be sending out letters for dirty rigs. The yards are expected to be clean. He urged owners to go back to what is normal but don't go crazy. Please work with the Board on the water situation. It will be monitored the best that it can. The process will start today to get ready the **pool** ready for the health inspection by the county. The pool companies we have used before have used chlorine tablets that contain stabilizer. The only way to reduce the level of stabilizer in the pool is to drain it down and replace that water. Bill will ask the inspector to come by on Friday and the pool will be open the next day if it passes. Otherwise it will be one day the following week. The Board fully expects the pool to be open by Memorial Day weekend. Bill met with the pool company, which does a good job with cleaning and such. Bill found that all last year we kept using tablets with stabilizer which put too much stabilizer in the water. The park pays for chlorine. The stabilizer allows the chlorine to do its job. Then if the water is tested and the stabilizer goes down, the park will add stabilizer to get it back to where it needs to be. Using the tablets without stabilizer will keep the chlorine level correct. The stabilizer in our pool is now at 150 ppm and the county wants it below 100 ppm.

**Darrell's Grounds Report** - Darrell welcomed everyone back for another good year at Paradise Valley. He talked about the **speed limit**. Darrell was going to get the radar speed sign that flashes when a person is speeding, but the park is not allowed to use the sheriff's because of insurance reasons. On May 16 he will start the **ride around**. There will not be a push to wash campers because of the water shortage. If an owner does wash the camper, don't let the water run. The **dumpsters** on the left are for household garbage. Plywood, other building supplies and chair cushions do not belong there. Boxes can go in there if they are broken down. The gate to the **rolloff** is locked because someone was coming in and dumping debris from somewhere else. Contact a Board member to unlock it. It will be locked for the next week. The rolloff is for lot owners and things need to be put in it, not left beside it or at the gate. Let someone help you if it's too heavy; Darrell offered to help. If you have a contractor, they must take their debris elsewhere. Only if an owner does the work himself can the debris be placed in the rolloff. Alide added that people are adding things to the rolloff, they need to dismantle the grill or the table to take up less room. Terri Darias, lot 199, asked how long it will be locked. Darrell answered that it will be locked for a week and it will be eblasted. Please pick up after their **dogs**, even on green space. Owners are supposed to pick up, so please do. Please do not dump **leaves** on green space. Someone has been dumping leaves at the woods line near the green space at Happy Trail and Camptown. Bag leaves to get them picked up. Rod Gibson, lot 18, said he has lived here for 26 years by the big rock in the creek. The leaves are

worse than they have ever been in the creek. People are blowing their leaves into the creek. He and a neighbor raked some out and the muck was unbelievable. It accumulates so please do not put leaves into the creek under any circumstances. Bill added that a contractor who comes in here has been putting leaves into the creek but we have stopped that person from dumping leaves into the creek. If anyone sees leaves being dumped into the creek, dumped on green space, or not being bagged, please let a Board member know. They will put a stop to it. Clyde added that if an owner is bagging leaves, the bag is to be put on that owner's lot instead of across the street on the greenbelt. The grass there needs to be cut. Darrell brought up that the Bubba grill is now called the **Smokehouse**. He thanked Bobby and Dawn Privette for the sign. Darrell has an estimate for removing the tree, grinding the stump and putting in 4 inches of gravel. He hopes that new picnic tables will be there for Memorial Day. For the gravel work, \$920 Dan Graves for gravel, to dig out the dirt, and put down crusher and #7 stone (gravel). There are other areas Bill says need gravel. That is to be dealt with later. The estimate to cut the big hickory tree (which dumps big hickory nuts), cut the tree stump and grind the stump by Bob's Local Tree is \$825. Jerry made a motion to approve the expenditure for gravel and Clyde seconded it. The Board voted and all approved it so it was passed. The subject of the hickory tree was brought up. After that tree is down, there is going to be a flower box built for anyone who wants to put flowers there. Terri Darias, lot 199, asked why the park was considering getting the tree removed. Bill said that the nuts lay on the ground and people roll their foot on them and nearly fall. The nuts also make a mess. Bill asked Darrell to also talk to Bob's Tree about taking down the smaller hickory trees so that all the hickory nuts are gone. A motion was made by Jerry to approve the \$825 for Bob's Local Tree Service to cut the trees and grind the stumps and seconded by Beth. All except Clyde voted to approve it. Clyde voted against. The motion passed. Darrell's proposed Grounds Committee is Barney Casteel, Bill Gregory, Billy Camp and Tom Grice as a backup. Clyde motioned to accept the committee. Becca seconded it and all voted for it. The motion passed.

**Bill's Presidential Report** - Bill said that he made many comments during the meeting but added that an owner complained that the **dryer** was not drying the clothes. The lint filter had not been emptied. Bill showed the huge chunk of lint that was pulled from it. That lint will clog the filter and catch fire. He stressed that the washers and dryers be used as if the machines belonged to the owners. They do! Always check the filter before you start using it and then empty it after. There is no excuse for not taking care of it. There proposed **Rules Committee** consists of Jeff Hamm, lot 136 and Tom Grice, lot 213. Bill stated that not many changes to the rules were expected. Clyde motioned to accept the committee members and Becca seconded it. All voted in favor and the motion passed.

### **Old business**

Jeff Hamm, lot 136, asked if the Board could explain about Tom Grice walking the creek looking for dead trees. Then ribbons were put on the trees he felt needed to be removed. Bill explained, though some work has been done, that there were ribbons put on trees that were not in bad shape, as assessed by someone else, so those ribbons should be taken down. Bill took responsibility for that confusion. That's why the board gets two estimates. Darrell has been walking the creek and has identified several trees that need to come down. They have to be taken down in specific ways because it's near the creek. Jeff asked if the walking of the creek to assess dead trees was an annual thing or ongoing operation. Bill replied that it would probably be an annual operation.

June Brangham, lot 62, stated she thought everything on the creek had to be approved by the state. Bill replied that she was right but that the state has given the Board guidelines to follow. She added that it's the lot owners fault because they aren't supposed to prune anything down because they want to see the water. That causes erosion.

Beth Wolfe asked that whenever a lot owner wishes to speak, a microphone needs to be provided so that the statements are recorded and then transcribed correctly.

Cathie Opava, lot 169, thanked Darrell for keeping the area of tractor shed so nice. She added that with the water ban being lifted, perhaps one neighborhood at a time could use the water. Clyde replied that all water comes from the one well on that side, so it doesn't matter.

Darrell stated that he talked to Tom Deardon with code enforcement officer with the county about the use of machinery near the creek. He said the park could get in and get out to get the trees but needed to be clean. It's state property. No one is supposed to leave anything down, nor supposed to use a gas saw by the creek. That's what the state wants. Darrell and his committee will take care of it correctly.

#### **New business:**

Beth Wolfe, lot 166, suggested **storing pool floats and noodles** and such pool accessories near the pool after a person finished using them. The risk of loss or damage would be assumed by those leaving their things there. It would keep things tidier and be a lovely service to the owners, some of whom have mentioned it while at the pool. The wonderful owners have returned the umbrellas well so I believe this would work out for everyone involved. A sign could be placed stating the risk of loss or damage is assumed by the owners by placing things there and that if the owner arrives the borrower freely gives up the item. Bill replied that he was not in favor and that the board will discuss that and get back to people. Bill added that it would keep things neater but would be neater if they took them home.

Clyde wanted to comment about something since he is on the Board again and before owners start talking. Clyde asked how many people read the covenants. The majority of owners present raised their hands. He stated that then those owners know the duties of the Board. He said the Board is here to take care of the park. The Board will assist the owners if they have a problem but are not here to take care of the owners. Darrell takes care of green space and roads. Each Board member has a different job to take care of. When an owner comes to a Board member wanting something, the Board member will listen and try to work with the owner. If the Board member must say no, 99% of the time no is said it's for the betterment of the park, not because the Board member doesn't like the owner. Please think of that when asking for something. Is it good for the park.

Sandy Schulze, lot 212, backed up Beth's request for a storage space. It's a great idea, especially for the children's toys. Kids are playing with the owner's toys, because permission was granted. When the owner has to leave, it's bad to take the toys away from the children. She also requested that there be more electrical sockets in the breezeway. Clyde said there are 3 there. Sandy replied that she only thought there was one. Two are on the poles where the light switches are. Things are getting busier and there is a need for more outlets.

Tom Grice lot 213, had a comment about the trees. Owners don't realize the Board can't cut the trees down by the creek all at one time. It's cost prohibitive. They have to be cut by hand and then walked to the road because a truck can't be brought in to haul the debris away. As to the pool, there are things he'd like the Board to keep in mind. If an owner left his float and somebody's grandchild comes up, uses the float and drowns, who will be responsible? Jerry Murchison added something about the trees. Lightning struck and the 80-foot tree fell. The Murchisons had tried to get it removed before that. If you wait long enough, the tree will come down. Unfortunately it came down on their cabin.

Shirley Williams, lot 68, reminded everyone about the yard sale June 3.

John Coons, lot 264, said he thinks you can use an electric chain saw by the creek. The state doesn't want the fuels getting into the creek, says John. Bill said that in talking with the county that they couldn't even have any oil even on the chain. John joked that the electric saw definitely had oil on the chain. Darrell will get that all sorted out.

Anne Raptis, lot 221, thanked Roger for all he's done. (applause) He is always doing something. He is precious.

Alide Matthews, lot 140, said she was remiss in not mentioning that the yard sale will be on June 3, from 8-1. The tables will be rented for \$3 a piece. Contact Cathie Opava for a table. It will be inside the pavilion and the breezeway. Sandy Schulze, lot 212, added that Cathie is taking names but not taking money until the Friday night, June 2. People can then choose their tables and set up for Saturday morning.

Jerry Murchison added that Roger came to him this morning and mentioned that one or more people are driving their golf carts on the new grass. Please stay off the grass. Roger just saw tracks in the grass, but did not witness the event. Clyde added that your lot number needs to be on the golf cart. To drive the golf cart, a person needs to be 16 years old with a driver's license. Roger Martin, work camper, did not see who did it, he just saw the tracks. Bill added that was just utter disrespect for the park.

Ray Schulze, lot 212, reminded everyone to put the speedometer app on your phone and put it beside you on the seat.

Bill added that the pavilion is for everyone. He requested that owners put the tables back the way you found them. It's not Roger's job to do that. Roger tells people not to worry about it, he'll take care of it. But Bill said it is the owner's job to do it.

Clyde made a motion to adjourn, Darrell seconded it and all voted in favor and the meeting was adjourned.