



## **PVC BOD Meeting 05/08/2021**

Members Present: Clyde Camp, Karen Cantrell, Linda Hackett, Tom Hutchinson, John Nash, Scott Smith, and Carole Winter.

President, Tom Hutchinson: Called the May 8<sup>th</sup> BOD meeting to order at 10:00AM, and welcomed all. He then requested Rick Gass lead the invocation and pledge to the flag. Tom asked the Secretary to do roll call. Carole Winter conducted roll call and all BOD members listed above were present. Tom then requested vote for new BOD to be added for Architecture, Clyde Camp made the motion to approve adding Scott Smith as BOD Architecture member and Carole Winter seconded, all voted unanimously to accept.

Tom then requested any new owners stand to be recognized and no new owners were present.

Tom specifically recognized Sue Riff for returning temporarily to assist with the PVCOA website, and then explained that the BOD has selected Cindy Gregory and Bob Fedderwitz to cohost as Webmasters.

Tom then recognized Rory Riff and Jim Zilaro for their contributions over the past years to the Park. He commented that we are all volunteers and that's what makes this such a great Park. He also recognized Kathe Hyman for the many Park improvement projects she continues to lead, Bob Hingst and the work he has done. Tom advised that the patio deck area was repaired with Bob's assistance for approximately \$140.00. In addition, Tom recognized Danny Graves for his help with the storm clean-up work.

More volunteer projects will be forthcoming and he mentioned the pool area and thanked Darrell Williams for the work he has completed. Some additional upcoming projects include wood-splitting, PVC Roadside Clean-up, the Creekside and Bridge clean-up.

Tom then reviewed the top pet peeves: Speeding, 10 MPH in the park, pick-up after your pets, House hold trash only in the front dumpsters and breakdown your boxes, all other debris goes into Roll-off in the back, (Back Roll-off is full now but being replaced as soon as company can provide a new one), yard waste bag it and place by side of road and branches tied into bundles and in 4' lengths, Turn off water at main valve if leaving for 48 hrs., Right-away narrow roads yield to RV's and motorcycles, golf carts are lowest on priority list and watch your speed, Seasonal Park April 1 – Oct 31, this is an ownership park you do own your property. Tom added a pet peeve dealing with ditches and culverts on your property stating that they are your responsibility, keep clean and free flowing, if it's on your property you are responsible.

Lastly, Tom reviewed the Ride-Around scheduled for June 3<sup>rd</sup>. Trying to give owners a bit more time to clean-up lots due to recent storm activity. Tom, Carole and John will participate in the Ride-Around.

Tom then called for the BOD member updates.

Secretary, Carole Winter: Carole advised that her main focus for May will be the Annual Meeting, May 29<sup>th</sup>, starting at 10:00AM. She reviewed process of the meeting and stressed that this is an owner meeting providing an opportunity for owners to ask questions, bring concerns, and share new ideas. A quorum of 90 owners must be present to vote on items that are not Covenant or By-law related changes. Carole then explained that the meeting is led by a facilitator that is an owner who will be nominated from the audience to lead the meeting. Carole asked everyone to speak with neighbors and other owners to remind of the meeting so we have a great turn-out.

The other main area of focus is compiling this year's Welcome Booklets with our updated directory/contact information that will be available at the Annual Meeting. There is also a sign-up sheet for anyone interested in an electronic version of the alphabetical and lot # directory information. The booklets will be available for \$5.00 for current owners, and free for new owners. Motion to accept Secretary report was made by John Nash and seconded by Karen Cantrell and approved by all.

Treasurer, Karen Cantrell: Karen advised there was some concern expressed about the cost of the storm damage and she reviewed that expenditures captured to date are approximately \$7929. In addition, there will be a cost of approximately \$4000 added for storm related tree work.

The fiscal year has been closed out and we are in great shape. She advised that there is \$38,900 in checking, and we will distribute approximately \$28,900 among our four accounts, Streets and Bridges, Pool and Pavilion, Contingency, and Water/Septic. \$10K will be left in checking to satisfy the banking needs for minimum amount in the checking account. Karen then reviewed the end of April financials that will be posted on the Bulletin boards for your review. Karen advised mailboxes are available and clarified that mail cannot be sent to your PVC address if you do not have a PVC mailbox. Mailbox costs are \$15.00 for small and \$25.00 for large. Also, the trailer lot in back is full with a waiting list. The cost for trailer lot rental is \$120.00. In addition, Karen advised she is reordering clickers and the cost is \$20.00 for small and \$25.00 for visor model. Clyde Camp made motion to accept Treasurer's report, seconded by Carole Winter and approved by all.

Activities, Linda Hackett: Linda advised she has had great participation from her committee and many volunteers. Linda advised the May calendar is complete with a change and the calendars will continue to be included in the Pipeline. She reviewed the change to the Friday, May 14<sup>th</sup>, Ladies Day outing to a trip to Benson Estate and Greenhouse Sale. Meet at the front at 9:15 and lunch will also be scheduled. Linda then reviewed the rest of the month's activities. A comment was made regarding the Memorial Day BBQ to clarify that a selection of a single item Hamburgers, Brats or Hotdogs are included not all items for the cost of \$5.00. The Public Yard sale currently has 2 sign-ups and she needs 5 to continue this activity. Linda then advised she is taking orders for name tags at a cost of \$10.00. Clyde Camp made motion to accept Treasurer's report, seconded by Karen Cantrell and approved by all.

Grounds, John Nash: John recognized Kathe Hyman and another very productive week of project completion. John reviewed various projects that have been accomplished and those that are underway. The pool is almost ready and the pool deck will also be repainted and a texture added to make it more non-slip. He thanked the many volunteers and acknowledged the Common Areas being worked on and again thanked Kathe Hyman and her volunteer's efforts and also Bob Hingst for his efforts on repairing the patio deck. The patio deck will be updated with some new things to make it a more usable area. John advised the front entrance way is his next work effort and stated that there is a lot of excitement about this project. John is shooting for next week to start on this project. John stated he is also working on signs for around the Park.

Mountain Tree will hopefully start the tree removal work in the rear of Lot 134 within the next week. This is the most dangerous of the trees needing immediate attention. John also advised there is some clean-up needed behind Linda Kendall's Lot 231, with some areas that need to have work done. Also, there will be a creek clean-up activity scheduled soon after the water recedes.

John is coordinating the replacement of the Roll-Off and working with several companies for ongoing support but currently Waste Management is contracted until the August timeframe. He has contacted them for a change out of the current full roll-off and they have promised a new one as soon as possible. Motion to accept report was made by Carole Winter and seconded by Karen Cantrell and approved by all.

Water/Septic, Clyde Camp: Clyde reported that there is surface water standing resulting from the recent storm activity and rains that have temporarily overloaded our drain field. One drain field has been pumped out and standing water has dropped. Also, Clyde reported the drain field behind the trash area needs a change in slope to provide better drainage. Top soil will be added to the area to correct the problem. Our water is good and he also reminded us that a portion of the storm recovery expenses was bringing Water/Septic people in to verify that everything is in good working order.

Clyde advised he will be using a radar gun to deter speeding in the Park. The front gate was open for a few days, there were broken wires that have been repaired and all in good working order again. Also, he is interacting with White County on the county regulations regarding "Poker." White County will follow-up with Clyde and then he will interact with Scott Smith to coordinate further action. He also stated that he found out from Scott that a portion of monies collected will be donated to a charity. Motion to accept report was made by Carole Winter and seconded by Karen Cantrell and approved by all. Clyde added that an owner was observed and pictures were taken that show wood and debris from tearing up their deck from their lot was being thrown into the Creek. This is the reason that we are seeing lumber in the Creek. The BOD will follow-up on action that we will pursue.

Architecture, Scott Smith, reported by Tom Hutchinson: 13 permits issued with three underway. Jerry Hyman did a bridge inspection and further work needs to be completed for the bridge inspection once the debris is cleared. Scott Smith our new Architectural representative will provide the future reports.

President, Tom Hutchinson then opened the floor for discussion.

Linda Kendall, Lot 231 asked for clarification of expenses due to storm clean-up, Karen Cantrell clarified.

Lauren Rooker, Lot 274 asked if PVC would receive any assistance due to White County, GA being declared as a storm emergency. Karen Cantrell advised we would investigate. A follow-up was done after the meeting by Carole Winter. White County advised no private assistance to individuals was provided in the emergency relief available at this time. White County representative did encourage everyone affected to keep records and receipts in case this should change. She also expressed sympathy for what the County heard regarding the PVC experience from the storm. The BOD is still pursuing options for non-profit corporations for Common Grounds work and will provide another update once that information is available.

Sandy Schulze, Lot 212 stated creek is barren in areas due to creek being cleared off.

Norma Hutchinson, Lot 265 stated several people in Park are living here full time and asked what is being done about this situation. Tom Hutchinson advised this will be investigated by the BOD.

Rod Gibson, Lot 18 stated an item has been carried over from previous BOD regarding Covenants and ability to enforce the covenants. He stated he has been advised that BOD members met with our attorney and the attorney stated we do have the ability to fine. We are able to fine for rule violations involving Common property. Rod feels we need an interpretation from our attorney to this fact. Tom Hutchinson stated a letter is in our Welcome Booklet, Carole Winter also explained a meeting is scheduled with our attorney to review this item and clarify.

Kathe Hyman, Lot 285 clarified the mulch by the blueberries is not available for owners, also Kathe requested clarification on budget for Grounds. Karen Cantrell clarified.

Rory Riff, Lot 86 clarified "BOD has the right to enforce Covenant violations" enforcement can be accomplished in many ways and fining is one of the ways of enforcing. Suggestion was made to have the Attorney clarify in a letter.

No further discussion, motion made by Clyde Camp and seconded by Carole Winter to adjourn all voted to approve, Tom Hutchinson adjourned the meeting at 10:58AM.