

**PVC Board of Directors
May 9, 2015; Regular Monthly Meeting**

Call to Order - Bill Maxwell
Opening Prayer – Rick Gass
Pledge of Allegiance to the Flag

Secretary, Bobby Privette – Roll Call

Board Members Attending – Bill Maxwell, President; Kenneth Killgo, Vice-President; Rory Riff, Treasurer; Joe Cuce, Water and Sewer; Sandi Schulze, Activities; Tom Grice, Grounds; Bobby Privette, Secretary

Recognition of New Members – No new members present

Introduction of new Work Campers, Tim and Ginney Chappell . Bill Maxwell reported that the new Work Campers were doing a wonderful job and the Park is fortunate to have them.

Bobby Privette, Secretary, asked that the minutes of the Regular Meeting, April 2015 be approved as posted. Rory Riff so moved and the motion was seconded by Kenneth Killgo. The minutes were approved unanimously.

Director Reports:

Sandi Schulze, Activities Committee

Sandi reported excellent turn-out for the first PVC Yonah Pizza Night. Yonah Pizza Night will be the last Wednesday of each month at 5:00 and Breakfast the last Saturday of each month at Wendell's, 9:00 AM. Sandi is open to volunteers to head up outings for July and August. We will have a Wellness Fair, June 5, 3:00 – 6:00 PM. We expect to have free food, door prizes and health checks. Please attend the Annual Meeting, May 23, 10:00 AM and the Cook Out on May 24, 4:00 PM. Desserts will be provided. Our local IGA is supporting us by matching prices with Sam's Club on bulk items.

The following were presented to be members of the Activity Committee: Janice Camp – Lot 39; Valerie Cuce – Lot 230; Cathie Opava – Lot 169; Beth Wolfe – Lot 166. A motion was made to ratify the members of the Activity Committee by Kenneth Killgo, seconded by Rory Riff. Motion passed

Kenneth Killgo, Architectural Committee

Kenneth reported that 6 permits have been issued by the park so far this year. Also, there were 5 projects undertaken in the park requiring permits, but no permit requests were submitted for these projects. Three of these projects were done by renters. Kenneth reminded the members that we all should review our covenants at least annually to remain familiar with them. We were also reminded that by our covenants we are allowed up to two 40 pound propane tanks and one 20 pound tank for our grill.

The following were presented to be members of the Architectural Committee: Ted Dietz – Lot 176; Rick Gass – Lot 147; Pat Grice – Lot 214; Steve Shaffer – Lot 12; Darrell Williams – Lot 68. Joe Cuce made a motion to ratify these committee members, seconded by Tom Grice. The motion passed.

Rory Riff, Treasurer

Rory reported that we had \$20,183 left in our checking account at the end of the year. \$40,257 in the Contingency Reserve Fund; \$5938 in the Pavillion Reserve Fund; \$61,977 in Streets and Bridges Fund; \$98,496 in the Water and Septic Reserve Fund. Total assets \$227,154. Financial information will be posted on the boards.

Addendum: All 7 Board Members will be signees to the PVC Checking Account.

The following were presented to be members of the Financial Committee: Lin Ewert – Lot 83; Dawn Trantham – Lot 253; Fred Hertzler – Lot 37; Kathy Gibson – Lot 37. Kenneth Killgo made a motion to ratify these committee members, seconded by Joe Cuce. The motion passed.

Joe Cuce, Water and Sewer

Joe explained the new system of getting information to the members when there is to be a water service interruption. Red numbered signs will hang from the gate arm. Number 1 for information pertaining to lots before the creek bridge and number 2 pertaining to lots beyond the bridge. Information will be posted on the bulletin board on the side of the park being affected. This information system to begin on May 18. Water and Sewer Committee must have a 48 hour notice for any planned repairs to notify members that there will be a water cutoff. The best time to conduct planned repairs is between 1:00 PM and 4:00 PM, our off peak hours.

It is important to prepare properly for any repairs being done on your water supply, such as digging down to the part that needs to be repaired in advance and making sure you have the parts necessary to make the repair.

Joe thanked the members for a good job in helping to maintain our septic system. The recent park-wide sludge tests detected only two minor problems. The other 33 systems were in good condition.

The following were presented to be members of the Water and Sewer Committee: Clyde Camp – Lot 39; Bobby Privette – Lot 261. A motion was made by Kenneth Killgo and seconded by Tom Grice that the members be ratified. Motion Passed.

Tom Grice, Grounds

Tom reported that many of our residents have cleaned their lots, washed their RVs and done general clean ups on their lots. The annual “ride-around” will be conducted after May 18 to check lots for any issues which need to be addressed by the owners.

Tom reminds our members that propane tanks are not to be disposed in the household dumpsters or the roll-off. Lawn mowers, chairs, mattresses, and other items may not be left on the ground beside the roll-off. Doing so could result in a fine.

Tom also reported that all Board members have Complain/Suggestion Forms for members to use. Complaints and Suggestions must be in writing and signed to be discussed by the Board.

The following were presented to be members of the Grounds Committee: Kenneth Killgo – Lot 218; Jerry Coleman – Lot 210. Rory Riff made the motion to ratify these committee members and seconded by Kenneth Killgo. A question was asked as to whether two Board members could serve on the same committee. The answer, Yes. Motion passed.

Bill Maxwell, President

Bill expressed that the rumor being passed around that the Board was trying to do away with renters in the park, due to the Covenant Change Ballots being mailed out, are false. That is not the intent of the Board.

Forms for nominating members to serve on the Board are due back by mail or by hand no later than May 26. Joan Moehring, head of the Nominating Committee, will be calling all nominees to determine if they are willing to run. The nominating ballots will be given to the Secretary of the Board who will set up a “meet and greet” to introduce the nominees. Ballots for the election will be mailed out the end of July. Four Board members are due to come off the Board at the end of this year: Kenneth Killgo, Tom Grice, Joe Cuce and Bill Maxwell. Ballots have been sent out to the membership to vote on whether we will change the required number of votes to change covenants from 2/3 to 55%. Last year the initiative lost by one vote. Ballots must be in no later than June 10, the counting of the ballots on June 12.

Bill will be calling a meeting of all members who have lots for rent to resolve issues with the owners concerning infractions of rules and covenants committed by renters.

The issue of someone during the winter season using members’ propane tanks and replacing them with other members’ empty tanks was discussed. Bill will be reporting the problem to the Sheriff and asking the Sheriff’s

Department for details of how to establish a true Neighborhood Watch program for PVC. The front gate is only effective if we all are diligent in not letting in people we do not know. If someone asks to be allowed to enter, the proper procedure is to have the person call the member they wish to visit and have the member escort them in.

Regarding the 50 foot Buffer Zone along the creek, any tree problem is not a Board of Directors problem. The proper procedure to remedy any tree problem is to first contact Tom Grice, Chairman of the Grounds Committee. Tom will refer the member to a flyer with phone numbers of agencies who have authority over the 50 foot buffer. Do not cut a tree without written authority. Lot owners will be responsible for any fines levied by the county or state.

Please take advantage of activities provided by the Activity Committee. Yonah Pizza Night, Breakfast at Wendell's, The Wellness Fair, etc. Please help support our local IGA. Greg Evans has been very generous in matching prices with Sam's Club for items purchased by our Activities Committee. They will be donating water melons for our July 4th Celebration.

Bill recognized Sue Riff for her excellent job in creating our new web site and Dawn Privette for her help in setting up new graphics for flyers and other projects.

Bill reported that the pool will be open today, May 9. Many thanks to Tom Grice and Bill Maxwell for hours of working getting the pool ready. All washers and dryers in the laundry have been repaired and are in working order.

Members of the Rules Committee for 2015 will be: Bill Maxwell, Chair – Lot 243; Clyde Camp – Lot 39; Joan Moehring – Lot 167.

Old Business Pot Luck Trays are available for \$3.00 from Sandi Schulze.

New Business None

The Floor was opened for discussion.

June Brangham , Lot 62, asked if Danny Graves was aware of the requirement for a 48 hour notice to do planned water supply repairs. Joe Cuce will speak with Danny.

Bonnie Merritt, Lot 153 asked if there had been a break-in at a Fifth Wheel near the front of the park. The issue of what caused the broken window has not been resolved.

Jan Timoteo, Lot 59 asked what had been decided regarding the suggestion she had submitted to the Board. Jan will be apprized of the decision the Board reached, by members of the Board.

Bill Maxwell announced that at our three main community functions someone will be out front taking \$5.00 donations. You will get a ticket to present for your food. No charge for children.

Paula Noble, Lot 125, asked what will be the age limit for children. The Board will discuss and resolve at a later date.

Drinks will be set up in the office.

Bill Maxwell announced there will be no Roll Call at this year's annual meeting. Kenneth Killgo and Rory Riff will be out front registering members before they enter the pavilion to determine if we have a quorum present. 90 lots must be represented in order to conduct business.

Kenneth Killgo made the motion to adjourn, seconded by Rory Riff.
The meeting adjourned.
Respectfully Submitted,

Bobby Privette, Secretary Board of Directors