



BOD Meeting 10/12/19

Rory Riff, President, opened the meeting with the announcement that the road resealing work originally scheduled for the upcoming weeks has been cancelled. He stated that he was under the mistaken impression that the vote 5 years ago had established approval for this expense for every 5 years, however, unfortunately it wasn't until the recent workshop that it was brought to my attention the road resealing work required approval of the majority of the owners every time the work is done. After further investigation and in complete transparency after meeting with the BOD in an Executive BOD meeting, it was decided to cancel the pending road resealing work for this year and address it next year. If when reconsidered next year, the BOD doesn't get enough votes to approve the expenditures the work won't be done.

Rory Riff, President then called the meeting to order, Roy Garceau led the prayer and followed with the Pledge of Allegiance. Carole Winter, Secretary took roll: Karen Cantrell, Treasurer; Joe Cuce, Water/Sewer, Kathy Gibson, Activities; John Maske, Architecture; Rory Riff, President; Darrell Williams, Grounds; and Carole Winter, Secretary were present.

Rory then requested Board member reports.

Secretary, Carole Winter Report: Carole requested minutes from September 11 workshop and September 14 BOD meeting be approved.

Darrell Williams made motion to accept the report and Karen Cantrell seconded, all approved the motion and the minutes were accepted.

Carole then reviewed the following status:

The front flower bed Phase 1 has been completed all shrubs removed and weed control used, Phase 2 will begin next spring with grading and replanting. Carole also asked for ideas on replanting and if anyone has design ideas please share. Additional Projects continue on an as needed basis. Fall scene created, thanks to Terri Rogers and Lee Halverson for their help, muscle, and creative eyes.

We will start the 2020 year off in April with several mailings that will include a Welcome Back Letter with a reminder about the Annual Owners Meeting, Saturday May 23rd, 10:00 AM. Carole advised that this meeting is crucial to attend and how important a quorum of 90 owners be present to vote on Park Business. This very important meeting provides a forum for owners to

share ideas, ask questions and vote on important Park business. The HOA fees letter will be included in this mailing as well as a nominating form to enlist candidate nominations to fill the 3 BOD openings for 2021. Just a reminder that the May Ride Around will begin earlier this year so the Welcome Back letter will have information included to help everyone remember to start the spring cleanup early. Rory commented that our season starts April 1 thru October 31 but we all have an obligation to maintain our property throughout the year and we will be establishing a process that will focus on ensuring our properties are maintained throughout the year. Rory reiterated the Covenants state we are responsible for Lot cleanup throughout the entire year, most of our Lots are in great shape and we are starting earlier with the Ride-Around but some of the Lots have real problems and we will address this as one of our focuses for next year.

Treasurer, Karen Cantrell Report: Karen advised after input was received from everyone in the last Executive BOD meeting the 2020 Budget was finalized. Karen then asked for approval of the budget. John Maske made the motion to accept and Joe Cuce seconded all approved. The 2020 budget will be posted on the Bulletin Boards and PVCOA website.

Karen then reviewed the financial report for this month. Over \$270,000 in assets and we are still in good shape. Streets & Bridges have the most allocated due to expenditures still pending for roadwork that will now carry-over into next year due to changes in the resealing activity. All known major expenses have been completed.

Carole Winter made motion to accept the report and Darrell Williams seconded, all approved the motion and the report was accepted.

Activities, Kathy Gibson Report: Kathy reminded everyone tonight, October 12th is the Halloween Progressive Party and asked everyone to please be safe as we travel throughout the Park. Kathy asked for feedback on the Chili/Wing cookoff because so far there are not enough entries to make it a worthwhile event, so please sign up or the event will be cancelled. Kathy and committee have been busy with preparing next year's calendar and have added a Spud Run, Cookbook and possibly bringing back Bowling to the activity schedule. Kathy asked that everyone please bring back family and favorite recipes for next year to put in the Cookbook. Root beer floats and Bingo will happen for last time this year. Badges are still for sale \$15.00 and Directories also are available. If I missed welcoming you please see me after the meeting.

Carole Winter made motion to accept the report and Karen Cantrell seconded, all approved the motion and the report was accepted.

Grounds, Darrell Williams Report: Darrell thanked everyone that worked on projects this year and advised we couldn't have completed those projects without the help of our many great volunteers. Darrell also thanked Randy Savage, Lot 36 for welding the frame for the risers on the recently installed drains for Side 2. He also thanked Tom Hutchinson for installing the lights on the pool steps. Darrell then advised he was having paving work completed to raise the drop off area in the curve by Don Haines Lot and some road issues on Tip Top. Carole Winter asked if this was considered a priority over fixing significant road cracks and Darrell responded that the drop-off was a dangerous situation that needed fixing. Darrell advised he is having Bart Skelton

back to clean-up crusher run because it is too lean in places and roadways need to be cleaned off in other areas. Karen Cantrell asked if the cracks were going to be looked at and Darrell advised whatever we can do we will. Rory asked for motion to accept the request fix the roads for what can be completed for under \$5000.00.

Karen Cantrell made motion to accept the request and Joe Cuce seconded, all approved the motion and the request was accepted.

Architecture, John Maske Report: John thanked all his committee members and advised over 40 permits were issued this season. 2 are outstanding but will be completed before the season ends on the 31st.

Carole Winter made motion to accept the report and Karen Cantrell seconded, all approved the motion and the report was accepted.

Water, Joe Cuce Report: Joe reported that it was a very busy year this year and thanked his committee members. He wished everyone safe travels this winter and reminded everyone upon leaving the Park to make sure to turn off the main water valve and also how important it was to winterize.

Carole Winter made motion to accept the report and Kathy Gibson seconded, all approved the motion and the report was accepted.

President, Rory Riff Report: Rory restated our Park is so good and we have great people and thanked everyone for their support he then asked for safe travels and for everyone to come back to enjoy the Park and get your lots cleaned up for the early spring clean-up and Ride-Around.

Discussion was then opened for owners in attendance.

Cathy Opava, Lot 169 asked for clarification to be made regarding the Chili/Wing cookoff that it is for 20 pieces not to feed 20 people. Kathy Gibson said she would correct.

Roy Garceau, Lot 279 advised he observed a box not broken down in the Roll-off taking approximately 20% of the space in the dumpster. Please remember to breakdown boxes and talk to neighbors and remind them also to break all boxes down.

Sandy Schulze, Lot 212 asked Joe Cuce where to find the water turn off tool previously demonstrated in another meeting and how it worked. Joe demonstrated and said he would give her more information after the meeting.

Rod Gibson, Lot 18 stated what a costly year we had with losses in the Park, recognized Lanell Coons and the asked everyone to have safe travels this year and return safely.

Alan Szlosek, Lot 157 recognized Darrell Williams for all his hard work thru the years. Alan also asked for cost to dump the Roll-Off, Rory Riff responded between \$400-600 depending on weight. Alan also questioned whether the Bridge going over to Side 2 had been inspected.

Darrell Williams advised it was inspected by he and Jerry Hyman. All concrete looks good and a minor area was identified that will be replaced sometime before next season. The surface boards will also be replaced.

Tom Doughty, Lot 65 advised he was concerned about the petroleum on the roads after the last work was completed. He advised he had over 45 years of engineering experience and worked in this field. He stated it will take time for this to weather out however this oil was not as damaging as refined oil. He asked if this spill was treated. Discussion took place regarding the condition of the road resulting from the spill. He strongly suggested an engineer be brought in to inspect the roads before the resealing is done next season. He advised there is a sealant that can be used and he also suggested that we explore fixing the cracks that exist before the winter season.

Clyde Camp, Lot 39 requested the amount of the budget for 2020. Karen Cantrell advised \$191,300.00.

Bill Maxwell, Lot 243 reminded everyone with renters on their lots that October 31 is the last day for renters and after that day renters must be out of the Park.

Judy Stewart, Lot 104 advised she saw leaf bags in the dumpster and they shouldn't be there, it was clarified that they are to be placed on your property in a location easily accessible by Perry our Park Greenspace mowing/landscaping company for pick-up. It was also clarified that Perry picks up through the year just not as frequently as during the season.

Jim Zilaro, Lot 115 advised they had investigated several other places before locating in Paradise Valley and no others had our Reserve funds and that the owners should be thankful for how well the Park is maintained and run. He also mentioned he will need the expertise of people like Tom Doughty next year to "fill the big boots" he has stepped into, and also asked if the drain field by Lot 83 has been resolved. Joe Cuce, advised he is keeping his eye on it and no further problems at present but very questionable. He is hoping over winter months it will dry up.

Kathe Hyman, Lot 285 stated very few letters were sent out after the initial Ride-Around this year and suggested more frequent Ride-Arounds be done and followed-up on. Darrell Williams advised such a busy year it was overlooked. Rory Riff advised next year more committee members will participate and offset some of the work load.

Linda Kendall, Lot 231 asked if Darrell was going with Bart Skelton on the review of the Crusher Run work. Darrell Williams advised he was.

No further questions and Rory Riff asked for motion to adjourn. Carole Winter made motion to adjourn and Karen Cantrell seconded. BOD meeting was adjourned 11:10 AM.

