

MINUTES

BOARD OF DIRECTORS MONTHLY MEETING PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION OCTOBER 13, 2012

Members Present:

Clyde Camp, Kenneth Killgo, Dawn Trantham, Rory Riff,
Tom Grice, Joe Cuce, Nick Coman.

Clyde called the meeting to order. Pledge of allegiance.

Prayer received by Ron Roskosh.

Clyde: Welcomed Paul Merritt back to the campgrounds from the hospital.

Rory: Motion to accept last month's meeting minutes, second and carried.

Dawn: Treasurers report. Balances checking \$62,612.26, Petty cash \$200.00; Total other funds \$194,048.31; Total all assets \$256,860.57. Sept. income \$2,139.28; Total income to date \$142,331.09. Sept. expenses \$17,326.05; YTD expenses \$89,611.29. Report will be posted. Motion to accept the report second and passed.

Nick: turned the activities report over to Elizabeth Carter. Dulcimer concert last month, 51 members attended. Pot luck dinner was successful and ran well. Chili cook-off, we had 12 entries and 72 attendees. Ten pumpkins given as door prizes. Recipients were asked to decorate them and be judged. Kathy Gibson won the best pumpkin and won a washer and dryer (wash cloth & towel) . Good response to card bingo and it will continue. Richard Sowell won the Chili Cook-off and was presented a plaque as the 1st Place winner of the Chili Cook-off. Second prize went to Gail Flynn. Activities committee will meet at the beginning of next year. Participation and suggestions are welcome.

Kenneth: Since June the Architectural Committee has issued 103 permits, he appreciates all the owners' cooperation and reminds us to return the permits upon completion.

Joe: Colored water problem has been worked on. One flushing system is being repaired. Water is not dangerous if you run it through a filter; it will eliminate the color in the water. Even with the color it is not dangerous for drinking. Covenant concerning the water did not pass but please be diligent in shutting down your water. Last winter I went around checking lots for leaks. While looking for the leak, I found 115 valves left on. This was in November & February. With 115 left on, it's a miracle we only had 2 leaks. This brings up the issue of who owns the main shut off valves. As I understand that the valve belongs to the individual owners. The reason being if the valve and the box are not maintained and breaks; everyone should not have to pay for one person's failure to maintain his valve. I am looking for a protégé to stay with me and learn about the water and sewer systems, just email or call to volunteer. Water and sewer right now is in good shape. One last thing, I ordered a valve that will fix our bathroom problems. Some of you are aware of our bathroom problem. Someone was going into the bathroom and intentionally wrapping the chain around the arm and letting

the toilets run. This valve will shut off the water at a preset limit, say 50 gallons this will make whoever it is look somewhere else to entertain themselves. It will be under lock and key. Please shut your water and think about volunteering for the protégé position anyone man or woman.

Tom: It's been a great season. I've said some bad words and done some things and I apologize for them. Monday the Kitchen and the Bathrooms will be closed, as well as the Laundry room blown out and winterized depending on the weather. The pool will be covered and closed with the water in. Pool will be painted and repaired in the spring. One more tree has to come down and I'm out of money; I spent all I had and someone else's. The budget for Tom was \$70,000.00 and we went over this year. Next year we are going to replace the wood deck by the pool, trim back the trees from the roads for the RV's, and one more ditch to work on. I appreciate everyone and all the work everyone has done. Pat & I are leaving the end of the month. If there are any problems see Cecil he will have the keys and Clyde will also have keys if necessary. I will be available by phone in Florida.

Clyde : The budget figure includes Grounds, Roads, Ditches and Lawn Care. Clyde said no one on the board to my knowledge has ever received reimbursement for mileage but now with gas so high and one person mainly doing the running, I am proposing a mileage allowance of \$0.50 per mile be given to Dawn for trips on park business. Motion to pay for mileage, second and carried.

Dawn: Trailer parking: We now have 5 open spaces; the new proposal is, rent for \$10.00 per month. If you rent for 6 months or longer you are guaranteed your spot each year, if you rent for less than 6 months, spaces are not guaranteed, you get what space that is available. If your renter on your lot wants a space the fee for your renter is \$1.00 per day whether its 1 day or 4 weeks, it's \$1.00 per day. Finally, I need to know how many months you will need the space for so I can bill next April. Motion to accept new rates, second and carried.

Joe : We have 3 remediators in the park. If you have one of the three they will be inspected sometime this month.

Clyde: Earlier this season the Activities committee has recommended putting in other types of activities, Shuffle Board, Bocce Ball, and Horse Shoes. A member of the park has donated \$1,000.00 to help accomplish this, if passed we are going to put in 2 shuffle board courts, a Bocce Ball court and a Horse Shoe pit in the pavilion area. Price of shuffle board \$3600.00 plus equipment of \$129.00 per set. The Bocce court and Horse Shoe pit will be done mostly by volunteers. Trev Sutton is doing all the work at less than his cost because he cares about and wants to help the park. Motion to install; discussion, Tom: can the money for this come out of the pavilion fund? Yes, because it's in the Pavilion area. Motion second and passed. Next year when you come up, be ready to Shuffle Board, Bocce Ball and Horse shoes.

Clyde: We appreciate everyone who volunteered. A special thanks to Joanne for her exceptional work with the Fun Seekers Group. Also Barbara Stone who was the campgrounds' gardener is giving up her position and passing it down to Carol Dryton (Workcamper) for next year.

Elizabeth Carter: Covenant Committee: Thank you for voting we had 215 votes cast on the changes to the covenant. Please remember to vote your conscience not someone else's. Sad to report article 4, section B(2b) which had to do with the fines we had 117 affirmative votes and 129 no votes.

Article 10, section 38 which to most of us was the most important thing had to do with winterizing; but because of someone's opinions and misinformation was defeated by 2 votes 143 affirmative 105 negative we needed 145 affirmative to pass. Next year over the winter we will still work on the covenant and will present a draft to the membership and ask for thoughts and suggestions of changes, so read your covenants and think about what you might want, it's your park the people speak. Thank you.

Ray: When you're asked to speak, please stand and speak, show respect for your park.

Opened for discussion.

Nan Hohne, Lot 40: When will we be on the clickers system and no cards?

Tom: On June first, we will be clickers only, if your card fails now you will have to see Dawn and buy a clicker, as cards will not be replaced.

Ron Roskosh: Camping world will be at Daytona 11/4 thru 11/7 good Sam largest rally.

Clyde: 3 Suggestions: 2 about ads on the website. The board is discussing how and what to do. One other was about the street signs looking bad. We looked into this last year it would have cost between \$4000.00 - \$5,000.00. We will clean what we can and replace what we have to. Thank you to Fred Noble and Sam for all their work on the website.

Ted Dietz: Give your contractors and workers your street address not just your Lot #.

Tom: Inquiries about the creek, dead trees and erosion. I spoke to the person in charge who sent him a letter with fine schedules. There is a 50 feet from the water line limit; you cannot mow or take anything out of the creek; fines start at \$10,000.00 and go up from there. Fine schedule will be posted on bulletin board.

Clyde closed the meeting. Transcribed by: Rory Riff, Secretary