

Board of Directors Meeting October 14, 2017

Bill started off the meeting by thanking Beth Wolfe and Bruce August for getting the mics working. (Applause) Bill welcomed everyone and thanked them for attending. He added that he appreciated that the attendance was high. Bill called the meeting to order and led the Pledge of Allegiance. Rick Gass led the meeting in prayer.

Beth took **roll**. The members present were Bill Maxwell, Alide Matthews, Becca Roby, Clyde Camp, Darrell Williams, and Beth Wolfe. Jerry Murchison was absent. Bill noted that Jerry Coleman has stepped up to help in Jerry Murchison's absence.

He asked any new owners to stand and be welcomed. There were none.

Bill reported that **Jerry Murchison** is out of major rehab and at home and doing his rehab there. He is clear on his thoughts and his sentences flowed. He still has problems with balance, but he doesn't care for the walker. Bill offered the park's thoughts and prayers for his continued improvement. He will not return this season but will be back at work next year.

Beth's Secretary's Report - She asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Clyde made a motion, Becca seconded it and all voted in favor so the minutes were accepted. She **thanked** all the Board members who have made her job easier by being fun to work with. She then thanked all the owners. She added that they have kept her up-to-date with address changes and have been so nice when she had to ask something of them. She reminded everyone that there was a signup for **name tags** for only \$10. There are a few **directories** left. After that directories will be printed as owners request them in order to save money by not wasting paper and supplies on unsold ones. They cost \$5. The new directories include the new General Information page as well!! If an **eDirectory** is wanted, it is sent right to an owner's inbox. Contact Beth via phone or email if any of those items are desired.

Alide's Activities Report - Alide **thanked** all the committee members and volunteers who graciously helped her this season in putting on all the events. Without them it would have been difficult to put on activities. She sincerely appreciated their help. Last year there was an overabundance of **chili** but this year there were only three entries and one wing entry. She looks forward to more entries next year. Tonight is the progressive **Halloween parade**. It starts at Terri and Bruce's. It was great fun last year and look forward to the same tonight. Terri added that it will progress every 40 minutes. The subsequent stops are Stella and Bill Paz, Jeannine Fontaine, Beth and Chris Wolfe, and ending at Darrell and Shirley's with a fire. There will not be a movie night because of a schedule conflict. This Wednesday, Oct. 18 at 5 p.m. is **dining out** at El Campesino. Next Saturday, Oct. 21, at 10 a.m. is the **breakfast potluck**. On Sunday, Oct. 22 is a private event at the pavilion in the late afternoon. Friday, Oct. 27 at 6 p.m. is **Roger's Root Beer Floats**. The ice cream socials will continue as long as the ice cream lasts, but they will probably end at that point too. She hopes that everyone has a safe and fun autumn and winter and looks forward to seeing everyone next spring. There is a **clean up day** for the kitchen and pavilion on March 24 at 10 a.m. to get ready for the **Easter dinner** on April 1 of 2018. She only needs 3 or 4 people to help with the cleaning. That's one week before the Easter dinner.

Clyde's Water and Sewer Report - Clyde reported everything is going fine. The water and sewer are doing fine right now. He hopes everyone has a nice winter.

Darrell's Grounds Report - Bill began with his **appreciation** for Darrell and his crew. They did so much **after the storms**. (Applause) There was tree after tree down. The Grounds crew and Clyde were out there. When a big tree came down across the bridge, Bill started cutting down the limbs. He saw that beside him Alide was cutting limbs as well. Rory Riff loaned the park a chain saw, which was still in the box. Bruce August came out there as well. Billy Camp and Rick Gass also really helped. The park spent some money getting everything cleaned up, but it needed to be done. There was a large number of trees down yet minimal property damage and no injuries. For all Darrell's efforts, the park applauds him and thanks him. (Applause) Darrell thanked everyone who got out the first day of cleanup after the storm when he was out of the park. The bridge and roadway were cleared. There were 8-9 trees down on the green space. He thanked Travis and Jordan as well as Billy Camp. It couldn't have been done without them and everyone else who helped. Bill added that Travis showed up with a crew, equipment, and a truck with a chipper. Without him, the park may have still been cleaning up. Darrell added that now there would be a big wood splitting party! Darrell thanked all the

contractors who helped him in the park. Danny Graves helped with the gravel. Bob's Tree Service came in at the beginning of the season and got trees down that were on the green space. He thanked Travis and his guys and the pool people, who got the pool straightened out. Everyone knows we have an **underground spring** by lot 149. Darrell thought he got it rerouted successfully but he needs to get Bart Skelton to give an estimate to get a pipe to get the water to go under the road. He has two ideas of ways to make it happen but will talk to Bart about it. He thanked everyone for their kind **thoughts and prayers** with the health issues of his father and mother. She's having her surgery Tuesday and it all looks good for her recovery. The family wants to thank everyone for their thoughts.

Jerry's Architectural Report - Bill reported that Jerry Coleman is finishing up on the Architectural Committee now. There were 64 **permits** issued this year. Clyde added that both Jerrys mentioned that people have not been returning the permits after the work is completed. The forms go into the lot's permanent file so the subsequent owners can see what's been done. There was a suggestion at the workshop that a deposit of \$20 be paid when an owner gets a permit and then it's refunded when the permit is returned after the work is complete. He emphasized that the forms need to be returned.

Becca's Treasurer's Report - (Applause on Becca's return) Becca **thanked** Beth for her help. She appreciates everyone's prayers. It was that that got her through. She thanked the **Welcome Committee**. Diane Murchison had to leave with Jerry. Then Terri Darias and Alide took the lead. Barbara Camp helped. They greeted 39 new owners for the past 3 years. There are a few left to go. (Applause) It is sometimes hard to catch a new owner with their comings and goings. Becca thanked the committee. The waiting list for **mailboxes** is down to one person. If a few of the owners who are selling turn in their key, that would take care of that. There was a **budget** meeting. Rory Riff and Cathie Opava of the Finance Committee met as well as Board members to decide what changes needed to be made on the budget. It was decided by all that the association fees do not need to be raised. There is a projected surplus of nearly \$10,000 for next year that will go to the reserves. She asked for the Board's approval on the budget. Bill added that the Board has all seen the budget. Clyde made motion to accept the budget. Alide seconded it. The discussion concerned the reserves which are in very good shape. They have not had to be accessed this year. Of the nearly \$10,000, the Roads and Bridges as well as Water and Sewer reserve funds will receive \$4000 each, \$1500 will go to the Pavilion and the Contingency Fund will receive \$34. The entire board voted to approve the budget and it passed.

Bill's President's Report - Bill discussed the **renting** of lots. The renters must be out of the park by the end of the month. The season ends on Oct. 31 to rent. Several people have come to him about one particular rented lot. Bill and Clyde spoke to the lawyer. If those renters are still here after the end of the month, Bill and Clyde will speak to the owner at that point and take whatever steps have to be taken, but Bill does not anticipate a problem. Bill mentioned the issue of fire **hydrants**. He has had some contact with the fire department. Bill couldn't get an estimate on having them installed in the park. He's been told that when the trucks come in, there is water on them. Depending on where the fire is, they can use the creek and the pool to refill. The county won't pay to put in hydrants in for the park. Bill realizes that there would be an insurance discount if hydrants were in the park. But the cost to the park would be prohibitive. Joe Cuce, Bobby Privette and now Clyde think they know where all the water lines are. But every time there is digging involved, the diggers seem to find a buried pipe. Bill will continue to have a conversation with the county folks. If they want to put them in for us, that's one thing, but not for us to put them in. The winter season is coming. When owners leave they need to winterize their places and **turn the main water valve off**. Last winter wasn't a hard-freeze winter, but this winter's weather is unknown. Our water system needs to be protected. The park had to fine someone who left their valve on this season, but that is not something that anyone wants to do. When the owners leave, he asked that they please be careful on their trips home. He will see everyone back March 24 at 10 a.m. to help clean up. (laughter) It's been a good year. There haven't been too many problems except with well house #1 and a lady named Irma.

Open Agenda

Joe Cuce, lot 230, said he hasn't been here but he has seen what was done with the big tree that was down and wondered who took responsibility, the owner of where it fell or where it grew. Bill replied that Georgia law and insurance states it's where it falls. Clyde says it fell on the green belt so it's the park's responsibility. Joe did not realize it the tree had been removed already. Bill added that the stump was not removed. Darrell said the tree fell across the creek but now the creek is flowing well. The tree, a huge triple poplar, has been taken care of. Darrell said he has taken care of everything on the greenbelt on this side of the creek and the

greenbelt on the other side of the creek. It has all been cleaned along with another tree that fell there as well. (Joe was welcomed back with applause.)

Carole Winter, lot 149, said she very respectfully wanted to know if anyone has questioned if the company we were using to remedy the spring in front of her property understand how to flow water and do whatever it is that the park needs to be done. Carole added that they put in some gravel. The problem seems to get worse, get resolved then get worse again. She added that she is asking that in her humblest way, not meaning to bring controversy. Clyde asked for clarification. She wants resolution to the issue instead of band-aiding the water flow. Clyde says the issue has been going on for seven years. Carole disagreed. Clyde stated that a company came out to check it when he was on the Board the last time. Back to now, it was dug up a month and half ago when it was coming out in one area. When it got dug up and all the ground broken up, the stream had a normal run that would leak after a hard rain. After the weather got warmer and the water level went down, the stream stopped leaking. After it was dug up, the normal path for the stream underground was broken up and the water just went wherever it wanted. Now all the area is saturated. So the situation has changed. They are going to put in a drain box far enough down for all that water to go in. From there they will discuss with Bart which of two ways to go to take care of the problem. Bill added that Bart solved the problem on Morning Glory. That's when they decided that Bart knew what he was doing. After that job was completed, the actual cost was less than estimated. Bart replied that he didn't have to do as much as previously thought. He's very meticulous in what he does. Bill said he didn't know if he was the only water person in the area, but that water and sewer people seem to be a premium in the area. If it is a stream head, it needs to be redirected. When they dug down recently, they got down into a big pipe in cement. To have that affected would be a big problem. But this water does not appear to be a leak. Clyde and Darrell will be in PVC and will contact Carole as more is decided on the case.

Rick Gass, lot 147, said that as this was the last meeting, Rosie wanted to thank them for all their thoughts and prayers. She is looking forward to coming back bigger, badder and stronger next season. (Applause.)

Sandy Schulze, lot 212, said that when they bought their lot, they found that there is a spring that goes across their lot. Jerry Lightner on the lot beside hers put a catch basin on his lot. Then the Schulzes ran gutter around their property. The greenbelt is always greener and higher because of the rerouted water. She said maybe the park could look at what was done there and use that information. Bill added that what was done around her lot was what they were asking Bart to look at doing.

Becca made a motion to adjourn, Alide seconded it. All voted in favor and the motion was passed. The meeting was adjourned.

Respectfully submitted by Beth Wolfe