

Board Meeting Oct. 8, 2016

Bill Maxwell called the meeting to order. Bobby led the meeting in a prayer after remembering Ruby Dotson, a former owner in the park who recently passed away. He then led the meeting in the Pledge of Allegiance.

Beth took roll and the Board members present were Bill Maxwell, Bobby Privette, Jerry Coleman, Sandy Schulze, Darrell Williams, and Beth Wolfe. Absent: Rory Riff

Bill welcomed everyone and thanked them for coming. He asked for new owners to introduce themselves. Bruce August and Terri Darias of lots 199/200 stood up and were recognized. (applause)

Secretary's Report - Beth requested that the minutes from the previous Board meeting and the recent workshop be approved as posted. Jerry moved that the minutes be accepted. Bobby seconded and all approved. Beth reported the **results of the election** regarding the proposed Covenant amendments. Two hundred thirty-four (234) lots voted. The existing Covenants state that a majority of the lot owners need to approve the amendment. That is 145. (The math: $289 \text{ lots} \div 2 = 144.5$ so 145 is a majority.) Also two-thirds of the votes cast must be affirmative. (The math: $0.6666 \times 234 \text{ votes cast} = 155.9844$ so 156 affirmative votes would be needed.) Amendment 1 regarding the color of aluminum awnings passed with 221 affirmative votes. Amendment 2 regarding the size and window percentage of the permanent buildings passed with 213 affirmative votes. Amendment 3 regarding the official season dates passed with 182 affirmative votes. Amendment 4 regarding amending the Covenants voting percentage did NOT pass with 148 affirmative votes. Amendment 5 regarding fining Covenant violations did NOT pass with 125 affirmative votes. Beth thanked everyone for taking the time to vote. She also gave a special thank you to her Election Team of Bill, Kenneth, Joan, Barney, Bruce and Linda! (applause) Several owners have asked that their **PVC mail** be sent to their address of record at the campground instead of taking a field trip to Florida, or wherever, first. So this coming spring, the form at the bottom of the maintenance fee paper will have a check box that owners may choose to have their PVC mail sent to their PVC address from **May 1** - Oct. 31, meaning that the "Welcome back to Paradise for the new season" letter, which includes the maintenance fee invoice, would go to the owner's winter address. Each year owners will be able to choose if they want their PVC mail to go to their winter address or their address at the campground. An owner would need a PVC mailbox to take advantage of this service. **Nominating forms for the 2018 Board** of Directors will be included in that mailing as well. Not only will it save the park money by putting it in, it will get the forms to everyone sooner so they can be start making their list of neighbors on whom they would like to bestow the honor of running for the Board. It's a wonderful experience and she recommends it to everyone because it is very rewarding. (Applause)

Finance Report - (by Beth in Rory's absence) The park's checking account has a balance of \$91,691.07, petty cash has \$300, Contingency Reserve funds has a balance of \$41,332.54, Pavilion Reserve Fund has \$6,059.40, Streets & Bridges has \$80,225.24 and Water & Septic has \$87,590.17 for a total of \$307,198.42 in total assets. (Applause) Jerry moved to accept the report, Sandy seconded the motion and it was approved by all.

Architecture Report - Jerry said that things were winding down as the season comes to a close and asked that everyone have a safe trip back to Florida or wherever their home is. (Applause)

Grounds Report - Bill, Bobby and Darrell went with Scott of Precision Paving to talk about **speed tables**. The topics discussed were prices, the angle at which to put them and where to put them. They would be put in to slow down the traffic. It is something the Board will be discussing further. The price of **gutters** on the laundry room and smoke house is \$625 for both buildings. Pump house 1 will have downspouts installed using discarded materials from the laundry room. There was a motion from Jerry to accept the bid and Bobby seconded it. All were in favor.

Activities Report - Sandy thanked everyone for a great season. There is a new event approaching. Details are on the white board. Owners can dress up themselves and their golf carts on Oct. 15. A **Halloween Light Parade** will start at lot 199 at 6:30. The **shirt sales** went well and more things will be available next season. Watch the white board for the **ice cream socials**. They will continue until the ice cream runs out. Sandy thanked Bill for the **repairs set for the curtains** so that the pavilion will be closed in during the season. The people who cleaned the pavilion at the beginning of the season had a problem with all the mold. She said for everyone to have a safe winter and she'd see them next spring.

Water & Sewer - Bobby reported that we have good **water** and that all is going well. American Water checks the water regularly including the chlorine level and the operation of pump houses 1 and 2. There is only one **lift station** due to be done on side 2. North Georgia is doing an excellent job. The one that's left is on Mike and Lynn's lot 271. NG has been looking at the best way to repair it without tearing up the landscaping there. They have a plan and Bobby is very happy with what they have come up with. All the work on the lift stations has come in under budget, with which he is very happy also. Two other left stations on side 1 and another one on side 1 will probably not be done until off season. Bobby will keep working at it until they are all done. The signs have been ordered to **renumber the septic tanks** and lift stations. Currently they are not numbered in a sensible fashion so Bobby will straighten that out. They will be marked with small black flags, similar to the valve signs, which aren't obtrusive, merely helpful. They should be done by the end of the month. (Applause) Bill added that the situation by Mike and Lynn's was that it was so close to their cabin. The concern was to get the lift station replaced without collapsing their foundation. Mike from NG has a way to do it and it will be about the same amount of money. If you go over Cardiac Hill and hear a sound, it's the **chlorinator** at work. The mounting of it has been changed. In that pump house, there was a huge wasp or hornet nest and Bill has sprayed them and will check to see that they are all dead. Bill recognized that Bobby has done a great job and that North Georgia has as well. They aren't infallible but have come and repaired anything they have done incorrectly. They have been working on lots of other emergencies in the area.

President's Report - Bill clarified the stand on the speed tables that there wouldn't have to be anything done about **speed tables** if people would slow down. There are areas where owners exceed the limit even if a foot is on the brake. The word about slowing down needs to get around the park. People are flying down Cardiac Hill as well as on the other side of it by John and Steve, lots 264 and 265. The park has to be very careful about what is put in in the way of speed tables. Too sharp of an angle would tear an RV up. It would be 4-6 feet wide and 8 inches high. At that some RVs would still drag along the asphalt. If and when we do this, the plan needs to be approved by the Board and the emergency responders. In some communities, EMS hesitates to come in. If an RV goes over it straight, it doesn't do too much damage to the RV. If you go over it too fast, things come out of the cupboards. The speed tables are still in the talking stages. Bill will ask Clyde to have a meeting with the **caretakers** soon. Please **winterize** your lots and **turn off your water at the main**. There have been several lots that have had their main valves replaced. It has been happening about once a week. The valves are going bad one after another. If an owner hasn't replaced theirs since it was installed, it really needs to be checked. Some people have piggybacked a valve beyond their main valve, after the main valve became inoperable, but that new valve is not the main valve. If there is a leak anywhere from the true main valve location on, the damages are the owner's responsibility. Last year that exact thing happened and the owner had to pay \$1200 for the water, chemicals, services, repair and fine. Bill added that people use pliers and unscrew it, and then they add a valve beyond that place and then people think that the new valve is now the main valve. It isn't. When the old valve gets a leak, it is a leak that the owner will have to pay for. Some owners don't realize they aren't turning off their main valve because it may be buried under their RV or cabin. Every lot owner needs to know where their true main valve is. They are being replaced with a metal valve. John Coons, lot 264, says a lot of people don't know what a main valve is. Some people just don't know where their main valve is. June Brangham, lot 62, told about when Danny Graves was going to replace her main valve and found that her main valve was about 3 feet from where they thought it was. He did a terrific job and was very reasonable. She asked if the **speed bumps** be constructed in such a way as to control the runoff. Bill said it would have to be and that the speed table issue has not been decided. It is still being

investigated. Owners won't be returning in the spring to a park with speed tables. Bill said that the people who live here need to be protected from people who are going too fast. This season a lot fewer youngsters without licenses have been taking the golf carts or skateboards and going too fast. Sandy Schulze, lot 212, said that all owners should start saying something to the people who are speeding or are breaking the rules. Every owner has a right to, and should, say something to the people who are breaking the rules.

Linda Kendall, lot 231, wanted to address the speed bumps. She wondered if it was going to be a Board decision because many people in the park would not like it. She felt it should not be up to the Board to make that decision. Bill said it would be a Board decision after the owners were notified and input received. Linda said that it's almost impossible for her to get her 8-wheeled rig in here as it is because it is so long. She said it's a big problem for people who are in and out of the park several times a year to which Bill agreed. Linda suggested more eBlasts to remind people to slow down. She said she and others have screamed at people to slow down. Bill said that the speed bumps are not an easy decision, which needs to be thought out because it does cause problems. Linda then requested someone to look at her main valve to make sure hers is all right. It was suggested that Danny Graves does excellent work, Bobby or Bill would go to her lot to check it.

John Coons, lot 264, brought up strategically placed stop signs instead of **speed bumps**, perhaps near the downhill areas. It would cost less. Bill responded that it was a good idea. Richard Sowell, lot 201, mentioned having a portable radar detector that showed an owner's speed that would also come with a camera could be a solution. Carole Winter, lot 149, says making people aware would help. Perhaps one of those flashing signs that show the speed a car is going would help. Then people would realize they are speeding and it could be controlled that way. Darrell said he could get with White County and see if they could rent a sign like that for one of the busier weekends. It could be moved throughout the park. Rod Gibson, lot 18, said he's noticed that in cars people are fine, but in golf carts people are speeding. Bill responded that both are a problem. Sam Owens, lot 99, lives right by where people gain the highest speed. The two trees in his yard can be used to see if an owner is exceeding the 10 mph. Start at the one by the bear and then it should take more than two seconds until a person get to the second tree. It's 28 feet and should take that long if going 10 mph. Ray Schulze, lot 212, said the gps app on a person's smart phone will show how fast a person is going if it's set on the seat of the golf cart. Bruce August, lot 199, is not for speed tables but suggested the speed table only be 3 feet long with 4 inches high. Darrell said the dimensions he gave is what Precision Paving said. Bill remarked that his 40 ft. motor home could get over it without a problem. He said others who had longer ones might have a problem. He said the park is not going to do anything to cause damage to rigs. Bill has written all the ideas down and Darrell will get with the county about renting the sign. Becca Roby, lot 98, said to perhaps call a workshop to bring forth ideas about speed tables might be beneficial. Bill agreed but noted that the people who would come would be the ones who are at the meeting right now. He added that the majority of the people wouldn't come and that was the problem. Becca said that at least they would have been given the chance. Then it would be more difficult for someone to complain if he didn't participate. Bill replied that the park keeps sending out information and some people respond. Each time more people are reached so the information sharing will continue. The park will come up with a workable solution so a monster is not created on the small roads to cause a further problem. It is not a problem with an easy solution. There used to be a speed bump going down Cardiac Hill and a golf cart got airborne and then the speed bump was removed for safety reasons. Bill said the Board is going to work to get the info out and is going to take care of the situation but speed tables would not appear overnight.

Oct. 31, the official end to the season, is the deadline for renters. Two years ago there were problems. Last year the caretakers did a great job. the **caretaker program** has been approved by the attorney and approved by White County. If PVC escalates the number of full-time people, they will have difficulty keeping a seasonal, recreational campground license. It would be licensed a resort with the accompanying increase in taxes. When building a permanent building, the County comes and inspects it along the way. The inspectors are starting to inspect the permanent buildings as a residence, not screen room or a cabin. The inspections are getting a little more difficult to pass.

The **Laundry room** will be open through the off-season. Cooperation was requested. Roger will be here all winter. (Applause) There will be hours set something like 9-5 three days a week and longer on some other days. Roger and Carole are only required to work 3 weekends in the season. There will be heaters in there. In the past, people have turned the heaters off because the person was too hot and have forgotten to turn them back on. It stays that way so that the pipes don't freeze. The heater in there has one setting on it because it was glued to where it needs to be so that the water lines do not freeze and break. There will be a heater in the pump house so that those pipes don't freeze. The restrooms will be open because the water to them can't be controlled separately. There will be a couple of small heaters in the pavilion that will need to be turned off when people leave. If an owner is at the park and something goes wrong or a water leak is suspected, please contact Darrell, Bobby, Jerry, or Clyde, instead of Roger. If you contact Roger, he'll get in touch with one of those people above. Roger is not a repair man.

New business

There may be a possibility of getting **fiber optics** in the park. It will not happen this year. John Coons, lot 264, has spent a lot of time with the fiber optic people checking on wiring. The old cable that was in the park years ago was top-of-the-line. It still basically works. There are a lot of options to get fiber optics in here. There are many prices floating around from \$30,00 to \$100,000 to get the fiber optics from Dollar General area to the front gate of PVC. When investigating with Chris from Interstate Communications, there are many options. Bill wants all the information given to the owners first. Another HOA had lots of money and the HOA paid to have it done. Bill said that he is of the opinion that if one owner wants wifi on his lot, the owner would pay for that. But if an owner doesn't want it, they should not have to pay for it monthly or through increased maintenance fees. Habersham could run the fiber optics here and it's a certain amount a foot. Depending on the options chosen, the company chosen plus other variables, the price can be reduced dramatically. There's a lot of information that has not yet been given to the park. There was only a small blurb in the Pipeline because PVC is looking into the feasibility of offering the owners this. It is not a done deal until all the information is collected. Information includes how much per month, how long the contract would be and who to call when there is a problem. Most things can be corrected over the computer or they could send a technician out. Bill said he personally would like fiber optics but is not willing to spend a ton of park money to have it done. This is the beginning stages of letting the owners know what is happening. There will be more information gathering, both by John and Bill. There may be a meeting to discuss this as more information comes along. There may be a discussion at the annual membership meeting if the park is that far along in the research. Bill will not spend that money unless he has the great majority of owners who want it, not just 50% plus 1. The company would be sending the invoices to the individual lots. It would be an owner's choice. There may be an option where the park does not have to spend a large sum to get fiber optics to the front gate. This Board, and the new one in the Spring, will not commit to spending money unless it knows exactly what those dollars are and for how long it would be committed. Bill added that he would want to know how long the contract would be and how much it would cost. Bill's personal estimate is that 50% of the people in the park could not care less about fiber optics in the park. Bill thanked John for starting all this and all his hard work. Bill would need to know more information before we could go ahead with this. It must be in the best interest of the campground.

John Coons, lot 264, added a new option about **speed bumps**. What if it's more of a ditch, a reverse speed bump, perhaps it's less problematic. It could be shaped at the bottom to drain to either one side of the road or the other. John then brought up **fiber optics**. With high speed internet, there would also be the option of using the smartphone over the wifi instead of using cellular data. This quarter of the year, a major thing will happen. "DirectTV Now" is coming so that an owner could stream off high speed internet channels such as Hulu as well as local channels. It would cost much less than Windstream or DirecTV or Dish. It would be a basic service that would be strong enough for an owner to be able to stream. John added that if PVC couldn't get the speed necessary for this type of streaming, it would be pointless to pursue fiber optics. John thanked Bill and Bobby for chasing cables the other day.

Rod Gibson, lot 18, spoke about the caretaker program, of which he is a part. Last year they learned that two visits a day are not necessary for them to watch over the park, unless there was a major storm. He was not sure if the block captain system worked. Bill thought that it did.

Clyde Camp, lot 39, informed the meeting that the caretaker program has 35 people signed up, but there are only about 12 who do not leave. The others are in and out. Bill added that we need to keep it down around 10 percent as far as the County is concerned. Clyde will get with Sandy to see what could be put on the white board to advise about a caretaker's meeting. Bill will get some more orange stickers to show the caretakers who should be in the park.

After making a joke referring to the pool ducks and apple fritters, Bill recognized Sandy for her efforts over the past years. (Applause) She noted that she still had one more meeting.

Chris Wolfe lot 166 suggested rumble bumps instead of speed tables.

Bobby motioned to adjourn. Jerry seconded it. It was approved unanimously.

Respectfully submitted
Beth Wolfe.