

# Board Meeting Sept. 10, 2016

Bill Maxwell called the meeting to order. Bobby led the meeting in a prayer and the Pledge of Allegiance.

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

No new owners were present to be introduced.

Beth's Secretary's Report - Beth requested that the minutes from the previous Board meeting and the recent workshop be approved as posted. Bobby moved to approve the minutes, Darrell seconded and it was approved unanimously. Beth thanked Joan Moehring, Rosie Gass, Sharon Hilderbrand and Sue Warth for counting the ballots from the **recent election** for the 2017 Board of Directors. She also thanked Ken Killgo and Rory Riff for verifying each and every ballot against the list of current owners. She noted that those volunteers were very exacting to make sure the count was absolutely correct. She continued to thank those who voted in that election. She announced the results of the Election: Jerry Murchison, Lot 130, received 162 votes, Clyde Camp, Lot 39, received 159 votes, Alide Matthews, Lot 140, received 156 votes and Becca Roby, Lot 98, received 154 votes. Jerry, Clyde, and Alide will serve for two years, until the May meeting in 2019, and Becca Roby will serve for one year, until the May meeting in 2018. Beth also thanked Clyde Camp, Sandy Schulze and Ray Schulze for helping to stuff the envelopes with the **ballots for the proposed Covenant amendments**. They have been mailed or hand-delivered, so she asked that owners make sure they have them. She requested that the owners read the rationale as to why the Board recommends these changes and then please vote. Ballots may be mailed in the self-addressed stamped envelope or personally put in the secure ballot box on lot 166. Let her know if a ballot has not been received and she'll work to get another one to the owner. Beth asked again to please vote on these very important issues. She stated that if an owner wants to buy a **name tag**, to see her after the meeting. They cost \$10 and they generally arrive within 2 weeks.

Bobby's Water and Sewer Report - About 50 **valve signs** have been put up. He thanked Joe, Ken and Rory for their help marking all of them, with the exception of two valves. A great thank you to Joe for helping to find a couple, especially one between two cabins. Bobby asked that **owners** please look at their **main valve** to see if it needs to be replaced. The problem is that they are often under dirt and the handles are decaying there. Bobby got some **extra PVC parts** that can be used for minor repairs when he is not around and the owner knows how to do it. There have been complaints that people are watering their lawns for 4 hours a day. This is causing 2 pumps to run and the chlorinators are also running. It is a waste of park money. Please be considerate. NGE (North Georgia Environmental) will be back to finish out the last 2 **lift stations** on side 2 in about ten days. They are looking at alternative ways to tearing up an owner's lawn. There are then three stations on side one that need to be done if there is the time and the money.

Sandy's Activities Report - She thanked everyone who made the **luau** great. She thanked Darrell (applause) for doing all the cooking along with Billy Camp. They operate the grill any time it's needed for park activities. She reminded owners about the **karaoke** Saturday night (Sept. 10) and bring a snack to share. It is a fun time whether singing, dancing or sitting and watching it all happen. Donna Winburn is going to teach **quilting of microwave bowl cozies** on Thursday at 9 a.m. The bus to **Cherokee** still has some space. For those who are going, please have a photo ID or you won't get the \$25 of free slot play. Monday, Sept. 19 is **Pot Luck/ Bunco**. Bunco costs \$5 to play. It's easy and fun. All the money goes back to cash prizes. Bring your own plate for Pot Luck. Sept. 24 is the **Poker Run**. It costs \$5 to play. All money goes back to the winners. You can put four or five people on a golf cart and all of them can play if they wish. **Chili /wing** cook-off is Saturday, Oct. 1. The yard signs declaring the winners are being updated to 2016. There are also additional prizes. Sandy thanked everyone for all the **sweatshirt orders**. Next year, when she is not on the Board, she is going to place orders for men's shirts, collared shirts, ladies' T-shirts and probably more sweatshirts. Please check the website and flyers for all events.

Rory's Financial Report - The park's **total assets** are \$341,019. The details are on the bulletin boards and website. **Water and septic reserve** fund is \$97,975, which will have the remaining lift stations taken from there. There is about \$10,000 coming out of that for the work done and another \$10-15,000 for the ones yet to be done, which will bring it down to around \$80,000. Jerry made a motion to accept the financial report and Sandy seconded it. All members voted to accept the report.

Jerry's Architectural and Site Improvement Report - Only one **permit** was issued in the past week. Jerry requested that owners with permits out, please turn them in when the work is complete. The deadline has passed for building a cabin. Oct. 1 is the deadline for permits going out for general work. Bill added that maintenance work does not require a permit. Painting the same color requires **no permit** but if the color is changed, it does.

Darrell's Grounds Report - Precision Paving will be in the park in a couple of weeks to do the **road repairs** that have been mentioned. Darrell asked that if owners want PP to do some **resealing or resurfacing of their driveway** to let him know. If a new asphalt driveway is wanted by an owner, a county permit is required, but Darrell would need to know that the new driveway is wanted as well. The county came and dug the ditch deeper and made the berm higher along **Paradise Valley Road**. Hopefully that will fix the drainage problem on lots 15 & 16 as well as the drain field nearby. Thirty days have elapsed since the Aug. 10 **ride around**. By Sept. 20, the owners will have had 30 days to have fixed their problems. Darrell will then revisit those lots and will be calling the owners if they have not cleaned them up.

Bill's President's Report - Bill thanked all those who rented lots out to visitors this year because it was a smooth, successful season with regards to **renters**. He reminded those renting lots that Oct. 31 is the end of renting season. Please make sure that during the off-season that the **water is off at the main valve** (or if leaving for more than 48 hours) and that owners winterize their places. The **Caretaker Program** is being restarted. No real changes need to be made because of last year's success. Bill thanked Clyde Camp for doing such a good job and asked that he continue to run it this year. Caretakers took great care with their job. Bill appreciated the efforts and he said it really helped. At another campground, things did not work as well and they are looking at our program as a model. Clyde relayed that the orange dots to denote owners' cars were helpful during the off-season. Bill continued that most everyone is doing a good job of keeping **pets on a leash** and picking up after them. Bill has personally given out bags for owners who have not been particularly prepared to pick up after theirs. The **gate** seems to be working pretty well. Darrell said he is trying to get the county to come out to test the Yelp feature. Sometimes it has not worked and he doesn't know why. Many people have complied with the Covenant **requiring signs** and that has helped the several ambulances that have had to come out. Any Board member would be glad to discuss the sign requirements with owners who have questions about them. This is very important because the lots are numbered strangely, so just having the lot number won't help EMS. Bill stated that if you have a **concern with water or sewer**, contact Bobby Privette. If he is not in the park, contact Bill. If he isn't there, contact a Board member. Bill recognized former Board member Joe Cuce for his expertise, but all questions need to go to the right person to get the right agency to get the situation fixed. Please go to the current Board member for the correct assistance.

Bill asked for old business and new business of the Board and no member had anything.

Clyde Camp, lot 39, of the Covenants Committee gave a statement about proposed Covenant amendments ballots sent out. Clyde stated that some owners have asked him about the proposed amendment change on the ballot regarding voting. He voiced that currently 1/3 of the park runs the park. If 244 people can vote and we get 72 no votes and 142 people don't vote, then nothing can pass. That's the problem. Clyde said that it needs to be the majority of the people who run the park.

Bill then opened the floor for questions and comments.

Joe Cuce, Lot 230, addressed people who have black tanks. When coming to the park after a long absence, put water in it and let it set for 24 hours before pulling it. Otherwise the solid matter may clog the pipe. That will allow any hardened material to soften. Bill added that owners make sure that the valve is wide open to flush it. Otherwise the solid waste will get trapped inside and harden.

Bob Stewart, lot 104, said when he gets ready to leave, he puts ice cubes down there. That breaks the solid matter up and that solves it.

Jerry Murchison, lot 130, reminded everyone to break down their boxes before putting them in the dumpsters. Bill added that people are still putting things in the dumpsters that should not be there. In the roll off, it's getting full. That's because there are chairs that take up space but that's where unwanted chairs belong. Bill stated that he had no solution for items that take up so much space. Tree limbs, however, do not belong there. Bundle the limbs in 4-foot sections and Perry will pick them up. Microwaves do not go in the dumpsters, they belong in the roll-off. The cameras at the roll off are not so reliable. They sometimes give pictures only of feet. Bill stated that Rory is working with Waste Management because of Memorial Day last year where the workers were off because of the holiday, so the dumpsters weren't emptied enough. If the dumpsters are full, please set your bag on the concrete in front of the dumpster, instead of the top of the semi-closed lid. Rory is scheduling an extra pickup on major holidays. Bill encouraged the owners to do a better job with the dumpsters.

Jan Timoteo, lot 59, questioned the new Covenants change about stating the dates of the official season. Owners have been told that they can come and go as they please during any time of year. However, there is nothing in writing that states that residents can come and go regardless of season. She asked how would that affect the owners if a different Board interpreted it differently. Clyde says that the ballot states that. Jan replied that that is only in the explanation of the proposed amendment, not the amendment itself. Jan stated that that concerned her because perhaps owners could be kicked out by some future Board.

Bill said that a woman left many messages on his phone complaining to him. When Bill called her back, he discovered that she was from Brookside park, but she was very unhappy with some procedures there.

Anne Raptis, lot 221, thanked every person in the park who has been so wonderful to her and Nick during their difficult health year. She added that this is really paradise because of the way people treat each other here. (applause)

Ray Schulze, lot 212, stated that the Covenant committee worked very diligently on the proposed amendments and that the proposals have the committee's approval as well as the Board's. Please vote, especially on the one about how the vote is counted, because it's not fair how so few people run the park if they don't vote. He requested that every owner vote their conscience.

Barbara Camp, lot 170, inquired about what the orange dots mean. Clyde replied they signify an owner's car for the caretakers. If a car doesn't have an orange dot, the caretakers check it out. Joe Cuce asked about having a dot for a car left in the park for his use when he visited. Clyde assured him he knew that car was his. Barbara also asked for the new Board members to be introduced. Bill asked the new Board members Jerry Murchison, Alide Matthews and Clyde Camp to stand as he announced their names. Becca Roby sent an email that she is out of the park for the month.

Paul Merritt, lot 153, asked that people please pay attention to the speed limit. It's only 10 mph. He added that there are people walking dogs and just walking and it's not safe. Anne Raptis added that the speed limit needs to be observed coming down Cardiac Hill or someone may run into her and Nick's house going around the corner.

Bonnie Merritt, lot 153, complained that the sales flyers by the mailboxes were thrown away without notifying anyone. Bill replied that the postal carrier should put them in the boxes, but she doesn't. Sometimes the rock holding them in place is not replaced and they fly away all over the campground and they have to be chased around to gather them up. The person who threw them away did so out of frustration with that. Bill is purchasing a clear plastic box for the postal carrier to put them in. When a coupon flyer is picked up, please replace the rock or lid so that they don't fly around. That will be tried out just like the floats in the pool idea was tried out. The floats in the pool trial, though there's still a rule prohibiting them, has worked out.

Ray Schulze, lot 212, said that anyone with a smartphone can set it on GPS to show the speed of the golf cart, like a speedometer. Ten mph is very slow. Bill added that if you don't have your foot on the brake as you turn

into PVC, you're going too fast. Please be watchful about going down Cardiac Hill. The other issue is that motorcycles may only have ingress and egress to an owner's lot. Some have come around a curve at 25; it's too much. The same goes for golf carts. Bill continued with how Cardiac Hill's angle is the wrong direction. Having speed tables was discussed again and their effect on RVs and motorcycles. Darrell will talk to Precision Paving about it. Tom Grice, lot 213, agreed with Bill that If your brakes are not on coming into the park, you are speeding. He conducted an experiment with a Honda Odyssey and without the brakes on, the speed was up to 37 when going by Elizabeth's on Lot 150. Elizabeth, lot 150, stated that coming down by her house too fast will result in being on two wheels. She witnessed another near collision this week with an SUV.

Rory made a motion to adjourn, which was seconded by Jerry. All were in favor.

Respectfully submitted  
Beth Wolfe