

BOD Meeting 9-12-2020

Members Present: Karen Cantrell, Rick Gass, Kathy Gibson, Bobby Privette, Rory Riff, and Carole Winter, Jim Zilaro not present.

President, Rory Riff: Called the Sept. 12th BOD meeting of 2020 to order at 10:00AM welcomed all and asked for new owners to stand and be recognized. No new owners were in attendance, Rory then called for BOD member reports.

Grounds, Rory Riff reported for Jim Zilaro: Rory advised that from the initial ride-around there are 6 remaining outstanding lots who have not resolved their issues and these owners will receive fines. 911 signs are not included in the fining process because actions are underway to place signs on their lots. Trailer spaces are under review, two trailers did not have their Lot numbers in place, one is being corrected and one is receiving a fine letter. Rory advised that roadway areas requiring tree trimming due to overlapping branches has been completed. The areas requiring the trimming were on private owner's lots and next year the Park will not maintain these areas, it will be up to the individual lot owners to individually resolve the overhanging limbs. This action is important because of the decreased visibility issues. In addition, Rory advised that multiple projects involving various other areas in the Park have been addressed. Paving is scheduled to begin 1st week of October and 8 owners are doing individual driveways. Phil Venditto, Lot 210, will require bridge rails to be removed to accommodate the delivery of the new 12' wide going on his lot. Beautification projects led by Kathe Hyman are going well and the Park is looking great. Signs are under investigation with bids underway.

Secretary, Carole Winter: Carole started her report by recognizing a very hard working, dedicated team that pulled together this year's Election session without a hitch and in under an hour. Terri Rogers, Judy Stewart, Lynn Harris, Kathy Smith and to my right Karen Cantrell. They arrived early to make this happen and I thank them so much for their efforts. Carole also advised multiple ballots were received with incorrect missing selections or incorrect selections for the nominees. An X or Check mark but not a ? will be counted. Also, several ballots were returned with handwritten entries, it is too late in the voting process for write-in selections at this point. Carole will schedule a FileMaker application review for Karen, Rory, Jim and herself with the technical staff at FileMaker before our season concludes. This is the application responsible for compiling directory data and invoicing just to mention a few of its' capabilities Carole stated signs will be posted to advise cover-ups required when entering the Pavilion area during our different meal functions. Carole advised the Sunshine Lady who coordinated cards for things such as convalescing or bereavement will be incorporated into The Pipeline where information is already currently being posted. The follow-ups from the Annual Membership Meeting will be reviewed in detail at an upcoming Executive BOD meeting on September 16th starting at 9:00 AM, resolutions and action items if necessary, will be assigned and reported on, and minutes generated.

Activities, Kathy Gibson: Kathy started her report with a reminder that tonight, 9/12, is Karaoke, BYOB and snacks please. Kathy stated Labor Day cookout was a fantastic event, food was great. Upcoming plans include, Karaoke is scheduled on Sept. 12th with Lance; Poker Run, \$5.00 fee is scheduled for Sept. 19th with hot dogs, chips and drinks following the event for \$2.00; Oct 17th Halloween dress-up with golf cart parade, costume and cart contest with gift cards for prizes. Also, Karaoke that night with anyone bringing snacks based on live Halloween decor. Two sets of bingo are planned, the first is Sept 25th with

RB float, and Bingo as well as music and card bingo is planned for Sept. 26th with regular bingo and cash prizes. Oct 30th is last activity of the season and it will be card bingo. Private yard sale for October is under consideration, please advise her if there is interest. Kathy can order name badges and directories available after the meeting concludes. Kathy also clarified that El Campesino night is always the third Wednesday of the month starting at 5:00PM. Activities calendar will be posted with all information as usual.

Treasurer, Karen Cantrell: Karen stated 2 delinquent HOA fees remain and both have had liens filed. Karen advised that the lien amount must come closer to the actual property value before foreclosure action can be taken. Karen stated our financials are in good shape and then briefly reviewed. Discussion took place regarding leftover unspent funds that will be distributed to the reserves by the end of the fiscal year. Carole Winter made motion to approve the financials and Rick Gass seconded, all approved.

Water/Sewer, Bobby Privette: Bobby thanked Jim Zilaro and workcamper Mike for power washing the Water Tank on Side 2. He advised that American Water is in the process of updating the water and valve portion of the Parks W/S maps. Then any known septic changes will be added from input by our septic company and the Park. A Pump for Side 2 has been rebuilt and water will need to be shut off so he will coordinate shutoff later in the season when fewer people are in the Park. Bobby provided a tip for all owners to check the status of their shutoff valves to determine if they are in satisfactory condition now and not wait til end of the season and be caught with an issue. Do it now so it can be corrected before leaving the Park for the season.

Architecture, Rick Gass: Thanked everyone that participated in the 911 ceremony, advised this will be a yearly event and expressed his desire for PVC to be associated with special recognition for this ceremony in future years. Rick advised he confirmed with White County that there is no need for a County permit when a private owner in a private park is paving their driveway. He also stated that there is no need for a PVC permit. Rick stated a total of 34 permits have been issued and 12 of those are outstanding but will complete by October 31, 2020.

President, Rory Riff: Rory commented that the Covenants meetings are held on Monday 3:30 and each covenant is being reviewed for wording and potential changes. Anyone may attend the meetings but as spectators only and the committee hopes to dispel any rumors associated with the process. Once the committee has completed their review the information will be forwarded to the BOD for review and action. He advised a Covenant that has been considered in previous years was currently under review and addresses the votes needed to make covenant changes. Rory stressed that once the Covenant changes are received by the owners later this year or early next season, it is very important that all owners vote and return their votes to PVC. Rory recognized the work that the Caretakers do and thanked Joe Cuce for leading that group again this year. He advised that there is a Caretaker meeting for Caretakers only on September 23rd to review assignments and timetables. Rory advised multiple formal complaints have been received by the BOD and letters with 1 fine have been mailed to the specific owners. One specific item involved a golf cart utilized for exercising dogs in the Park, this is not against any rules as long as dogs are on a leash and 10 MPH speed limit is not exceeded. Lastly, street signs are being addressed and the quote looks like it might come in under last years original quote, the signs will have reflective lettering included.

No new or old business was needed to be addressed.

Rory opened the meeting to the floor.

Sandy Schulze, Lot 212 wanted to call everyone's attention the beautiful display painted by Dawn Privette, Lot 261 that has been hung on the pumphouse wall in the front of the Park.

Tom Hutchinson, Lot 265, led the Road clean-up project and wanted to thank the 13 volunteers who participated.

Rhonda Kondo, Lot 211 stated that they are recently new owners and have found their first year interesting and filled with getting to know Rules mostly through Facebook review. Rhonda made a recommendation to have new owners utilize a "docu sign" form with PVC Rules listed to validate that new owners have read them. Discussion followed and Carole Winter suggested that this idea along with others be included in the upcoming Executive BOD Annual Meeting review. It was agreed that something needs to be implemented and to further discuss this idea in the upcoming meeting.

Darrell Williams, Lot 68 thanked the BOD for all that you do and the time and effort expended. He also reminded everyone that firewood is available.

Rod Gibson, Lot 18 reminded everyone how important 911 signs on each owners Lot is important. Rory Riff, Lot 86 advised only two lots remain that have no 911 signs on them.

Lisa Myers, Lot 134 asked Kathy Gibson for an update on Halloween activities, Kathy stated no Progressive party this year, and that there will be a judged costume party for people and golf carts. A golf cart parade is planned to follow and further details will be posted. Lisa also asked about pool closure and was advised by Rory Riff that weather permitting the pool will remain open for next several weeks. Lynn Harris, Lot 103 added that Costume judging will be based on Individual and couples' costumes. Grandkids may also be included if enough in attendance.

No further questions were asked and a motion was made to adjourn by Carole Winter and seconded by Rick Gass and the meeting was adjourned by President Rory Riff at 11:00AM.