

**Board of Directors Meeting
September 13, 2014
Minutes**

Meeting called to order by Clyde Camp, President

Ron Roskosh, Lot 41 was asked to lead us in prayer followed by the Pledge to the Flag.

Clyde introduced our new member, Jeannine Fontaine, Lot 173.

Bobby Privette, Lot 260 was introduced and welcomed as the newly elected member of the Board of Directors.

Bill called the roll and reported that all Board Members were present. Bill asked for a motion to accept the minutes as posted for the July and the August Board of Directors meetings. The delay in approving the July Minutes at the August meeting was because we did not have a quorum present at the July meeting in order to vote. The motion was seconded by Kenneth, the motion carried.

Kenneth stated that he had nothing to report concerning the architectural committee. Everything seems to be going very smoothly in the park in regards to the Architectural Committee.

Rory gave the financial report and stated that the Park is in very good condition. As of August 31,2014:

Checking	80, 114.27
Cash on Hand	300.00
Total Current Assets	80, 414.27
Contingency Reserve Funds	40,164.39
Pavilion Reserve Funds	5,250.86
Streets & Bridge Funds	67,772.60
Pool Funds	2,581.29
Water & Sewer Funds	98, 370.78
Total	214,139.92
Total Assets	\$ 294,554.19

The complete Financial Report will be posted. Rory asked for a motion to accept the Financial Report for July and for August. Kenneth made the motion to accept, Joe seconded the motion, the motion carried.

Rory discussed the Budget for next year. He stated that because the Board has keep within the current budget and that the park has actually been running under budget that there is not a need to increase the maintenance fees for the next year. He will post the Proposed Budget for next year after the Board has approved it. Rory asked for a motion to approve the Proposed Budget, Kenneth made the motion, Joe seconded, the motion carried.

Joe explained that we now have a handle on the recent water problems that we experienced on side one of the park. Joe stated that we are still working on the installation of the shut off valves on side one. We are asking for help from a previous company to help find the water lines. Joe

made a request to all lot owners to please call him when you notice a problem with your water. He needs to be notified when there is a change in your water; taste, smell, pressure, etc. His numbers are listed in the Directory. Thank you all for the job that you are doing in taking care of our water system.

Clyde stated that there are no maps of the water lines for side one of the park. Joe is working together with the water company to try to find the lines and to have accurate maps produced to show the locations of them.

Sandy brought us up to date on the Activities Committee. The Activities Group wants to congratulate Bobby Privette on being elected to the Board. The Luau was a success feeding some 151 people that attended. Thank you for participating in the first ever yard sale on individual sites. We had 25 lots participating and we hope to have more next year. The turn out for the Social Swirl to give Thomas and Shana a warm send off was very well attended.

Sandy asked for everyone to attend the next Activities Meeting on September 17, 2014. She announced that a Deck Party will be held September 27, 2014 and that fliers will be posted with information. There will be music and everyone is asked to bring what they want to drink and that a snack is brought to share. October 4, 2014 at 5:00 pm there will be an Italian Themed Pot Luck held with Bunco played for prizes. As always, please check the Bulletin Boards and the White Board at the entrance gate for further information on all activities.

Tom indicated that the Pool will close for the season sometime between September 15 and September 25, 2014. The Pavilion and Laundry Room will be closed for the season on October 15, 2014. The volunteers that kept the Laundry Room open last year experienced several problems and are not willing to keep it open this coming off season.

The concave mirrors that were being ordered for cardiac hill are not available and they do not make a mirror that would allow us to see what we need to see. Please be careful when using cardiac hill.

Bill read several Emails and letters that were received from owners. The letters dealt with the proposed Covenant changes and were answered by Elizabeth. The equipment for the games will be made available to all owners

The floor was opened for questions:

Elizabeth answered that all Board members were presented the proposed covenant change and agreed to send it out. We began working on the change in June and met in July to begin process Elizabeth explained the current and the proposed covenant change in detail. As was suggested that this had already been changed sometime ago is not accurate. In response to Carole's letter, Elizabeth asked for a motion to include Kenneth's response in the minutes. Motion made by Joe, Seconded by Kenneth, motion carried.

A letter was received from Fred and Sandy Hertzner thanking the Board and the company that did the resealing of the roads for us. They were very pleased with the communication between the Board, Company, and the owners. A job well done for the Park by all involved in this project.

Rod Gibson, Lot 18, the owners need to be given a chance to add to or delete from a proposal. It would help to begin this process as early in the season as possible. Clyde stated that he did not see the proposed change in advance, but he stated that he was wrong and gave Rod an apology for giving him wrong information. Rod stated that the wording needed and needs to be checked and

that his offer is still open to help with the writing of any further changes.

Judy Stewart, Lot 104, an explanation needs to be sent with a proposed change instead of just sending out a ballot for the change. Elizabeth read the cover letter that was sent and Judy then said that she "stands corrected".

Sandy Hertzner, Lot 37, I thought that this was voted on earlier. The entire covenant regarding this was read and it was stated that it can be very confusing; however we need to ask for this change. This proposed covenant change has not been passed in previous times.

Joe Cuce, Lot 230, I remember twice that we tried to pass the covenant that says, "...you must turn off your water when leaving the park for the end of the season..", and it failed both times. We need to pass this proposed covenant in order to be able to protect our water system and to be able to get items passed that will allow us to protect and maintain our park.

Beverly Sundin, Lot 52 I feel that in the future, 2,3, or 5 years that if a Board wanted to make some stupid changes to our covenants that the 55% would make it way to easy to make changes. Kenneth responded that if this does pass, and what you have suggested takes place, it will be much easier to change back to what ever percentage the owners would want it to be. This Board has been open and honest with everyone and has tried to do the best for the park and have not tried to pull anything over on anybody.

Elizabeth stated that we have worked for years trying to improve the park for all owners.

Ray Schulze, Lot 212 I know the covenants and I have studied them and no mistakes have been made. We need to make this change in order to protect this park.

Sid Brangham, Lot 62 We need to find some ways to make it easier to vote. Email or any other way that we can think of to make it easier to vote and to participate in this process.

Katherine McHan, Lot 9 We have the same amount of apathy in our Country as we have in the campground. It is just the way that it is.

Jeri Moore, Lot 74 We got this Ballot and thought that we have three issues that we are dealing with. The information was very confusing and I know that you are doing the best that you can, but it is very confusing. Elizabeth stated that she read the cover letter to everyone and that it was very clear as to what we were asking.

Diane Maxwell, Lot 244 Would Ms. Winter be willing to canvass the owners to find out why they do not participate? People do not realize what all the Board does to try and find out why people do not participate in activities or events.

Bill Maxwell, Lot 243 I am in the process of canvassing the owners to see why people do not trust and participate in the running of our park. We have to figure out why the apathy is present and participation is lacking.

Rod Gibson, Lot 18 My point is that Covenant Changes need to be presented before the Ballots are sent out.

Bonnie Merritt, Lot 154 The dumpster area is filthy, can we get it cleaned up? Answer: Yes, it will be cleaned.

Elizabeth Carter needs information for the Pipeline, as soon as possible.

Cathie Opava, Lot 169, Will there be ice available at the pavilion during the off-season? Answer: Ice will not be available during the off-season.

Motion to adjourn made by Rory, seconded by Kenneth, motion carried.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "William Maxwell".

William Maxwell, Secretary