

MINUTES

BOARD OF DIRECTORS MONTHLY MEETING
PARADISE VALLEY CAMPGROUND
OWNERS ASSOCIATION, INC.

September 8, 2012

Members Present

Clyde Camp, Kenneth Killgo, Dawn Trantham,
Rory Riff, Tom Grice, Joe Cuce, & Nick Coman

Clyde opened the meeting.

Nick said the prayer.

Pledge of allegiance recited.

CLYDE introduced new owners, Bobby & Dawn Privett lot 69. He then introduced the new board, Sandy Schultz, Activities; Tom Grice, Grounds; Kenneth Killgo, V.P. and Architectural committee; Dawn Trantham, Treasurer; Rory Riff, Secretary; Joe Cuce, Sewer & Water; and Clyde Camp, President.

RORY: Motion to accept last month's minutes with the exception that the new board will take over at the May 2013 monthly meeting not JUNE 1ST as originally stated. Second and carried. 2 letters were sent to PVCOA. First from Barbara Stone suggesting using wrist bands to identify members and guests when they use the pool. She would like the board to read and respond.

CLYDE: The board has been discussing and will determine a solution before the pool opens in 2013. 2nd letter from Murray Brinson, the covenant states all deck roofing must be of aluminum and only white. He states RV's now come in multiple colors and would like to be able to do other colors earth tones.

KEN KILLGO: The covenant committee is looking into this and possible other changes however further discussions are necessary and we will get back to the park when a decision is reached.

CLYDE: The reason we are reading these letters is that the board reads all signed letters and suggestions and answers them in front of all members

DAWN TRANTHAM: Financial report. End of August checking had \$77,807.00; Petty cash \$200.00; reserve funds \$194,027.00; total all assets \$272,035.00. Month of Aug. income received, \$1,973.00; YTD we have received \$140,179.00. Aug. Expenses \$11,495.00; YTD spent \$72,285.00. Reports will be posted on the bulletin boards. Motion to accept report second and passed.

NICK COMAN: Activity report no new people welcomed. 2 new people will be welcomed when available.

LIN EWERT: Labor Day event was a big success, over 100 people attended. Thanks to all volunteers and members for their deserts, special thanks to Janice Camp for running the kitchen. Cherokee trip: Everyone had good time. All the events mentioned in the Pipe Line. Ice cream social Fridays at 6:00 PM Card Bingo at 7:00 PM continues. Crafts continue on Tuesdays at 10:30. Tee shirts are available. A minimum of 12 needed to reorder. A signup sheet is available in the pavilion.
(1) Ladies white large and

(1) ladies yellow large in stock first come first serve. The Wednesday Social Swirl continues each Wednesday at 4:00 PM. Look for a new twist on this month's Pot Luck dinner. The next one will be Sept. 21. Sandy will show us how to set the table in a horse shoe and have everyone served with no delays. Asking everyone to bring their own plate and silverware but they will be available if you forget, no reason to bring desert because it will be followed by the Ice Cream Social and then Card Bingo. Tomorrow we will be entertained by a local Dulcimer group that many of our members belong to. We are hoping for a great turnout. Deserts and coffee will be served. We apologize for the mix up in the pipeline. Bowling will continue Mondays at 10:00AM, new day same time. Working on a train ride in October to see the changing tree colors. Keep checking the activity boards for information. Electronics on the table outside for free, please check them out.

KEN KILLGO: People, please return completed permits. Current permits expire Nov. 1st. We are working on new permit forms require different paper work to be completed so we can monitor work done in the winter. Limited work can be done because no one is here to monitor the work. No cabins or major work can be done for that reason. Second of all UPS and Fed X, UPS will deliver to the Pavilion, Fed X regular delivery will deliver to your home; Fed X second day and overnight have not committed to home

delivery yet. If you have an overnight delivery let Ken know and he will try to meet them to give them a pass.

COVENANTS: Some have received a ballot to vote on covenant changes. These changes have to be made, please read them and vote, send them back as soon as possible.

JOE CUCE: Covenant changes you must vote yes. \$9,000.00 was spent this year that should not have had to be spent on people making mistakes, being neglectful with the water and sewer so these changes have been put in to make people think about what they are doing and probably making them stop what they were doing. Now they would have to pay for the mistakes themselves and they would think twice and not do it. \$9,000.00 is a lot of money and put me over budget. That money could have been spent on other things like putting valves in every neighborhood. That's why we need these covenant changes passed so that the abuses stop. Right now the water and sewers are good.

KEN KILLGO: One more thing you all should be aware we had to make a repair on the field on lot 69 due to a lot owner's abuse. It cost each owner \$14.00, that was our portion and that was a small repair.

TOM GRICE: Roads and grounds: Low flush toilets are in. One in the Men's room and 2 in the Ladies room. They use only 1 gallon per flush. The washers are in and working well, hopefully that will help the drain field. 2 trees are being taken down that were dying and in danger of falling down. Problem with the gate; EMS was called and could not get in. Ken and I went down the following morning and spoke to them. They have 5 cards and only 3 vehicles and they probably didn't have a card in the truck. Tom will be going back to see them on Monday. As of right now we cannot give out any more gate cards the card reader is full with 1000 cards. We can only account for 200 and some of those are with people who no longer own property. The board has one of two choices; we can order another card reader, but this would mean voiding all cards and having to reprogram the cards you have. We have a duplicate system, clickers and cards. Originally we had a key pad. We dropped that to go with a card and clicker system.

Even the gate people don't know why we have 2 systems. So far this year we have spent approximately \$1,000.00 on the card system; replaced once and repaired once. Last time we had a storm everything worked except the cards. The explanation is, every time we have a storm the gate stops working. Normally we just reset the breaker and it starts again but this didn't happen last time, the clickers worked but not the cards. I'm proposing we do away with cards as of June 1, 2013 and go strictly with the clicker system. This will give owners time to make arrangements. You have a choice you can buy a clicker from the park for \$20.00 or buy a programmable clicker from anywhere you choose. Your current clicker will continue to work. Motioned second and carried. Bridge repaired by 4 board members; there was no danger just a few rotten boards. The wooden deck by pool needs to be replaced, I have 2 bids \$4,400.00 and \$3,296.00; both with a clause not including any structural damage they might find. The work campers have told us they cannot afford to come back from Texas if gas prices for diesel are above \$4.00 per gallon. I have asked the work camper, who is a very skilled carpenter and plumber and electrician, head of Habitat projects for an estimate. He said he could do the deck for \$1,600.00 including boards and all the screws. If we would pay ½ his fuel bill both ways he is willing to come back next year, I think this is a no brainer. I make a motion to pay them ½ their fuel bill both ways about \$400.00 each ways. Second. Discussion: CLYDE: How much has the work camper saved us this year? TOM: The deck they built saved us \$800.00; the fence they painted and power washed saved us another \$2,000.00. CLYDE: In addition they are contracted for 20 hours a week and give us more than double that, plus Carol has agreed to do a lot of what Barbara Stone was doing on the grounds. Motion made to bring back John & Carol second and carried. Now the motion to pay them the mileage voted and carried. TOM: we will be painting the well house next year. It's been a hardship on me to lock and unlock the washroom and bathrooms at night and in the mornings. The reason we did this was because when we locked the laundry we increased our revenue but now that we have changed the locks on the driers and have the new washers, only Dawn has the keys. The reason we locked the bathrooms was because the drain field started filling up so we put a meter on the pump house and after 10:00PM to about 5:00AM, the pump kicked in every 13 minutes and ran for 3 minutes more often than anytime during the day when people use their water. This stopped when we locked the bathrooms. We thought it was a leak and paid a great expense trying to find the leak. I am going to quit locking the rooms and hope to hell I'm going to find who was doing this. Someone was stealing money and wasting water. JOE thinks it's a mistake to not lock the bathrooms because if it happens again it might permanently damage the system and therefore permanently close the rooms. TOM: I'll keep getting up early and continue to lock the bathrooms, I just think it's a shame that some S__ of a B_____ is going in and turning on the water at night. Tom apologized for being out of order and using a curse word. The pool will be closed next week. We have a contract signed to paint the pool and deck and also replace the filter, this work will be done during the off season so the pool will be ready for next season. The filter will not be an earth filter because of the expense and disposal of the earth.

CLYDE explained the accomplishments of the Board Members.....JOE CUCE has gotten the water & sewer systems in good condition. KEN KILLGO, over the architectural committee has issued 70+ permits and has worked with park Members and the county to make changes to better the park. CLYDE praised DAWN, Treasurer for making sure all committees stay within budget. He also stated that if he were to have his own business that he would hire her as his finance person. He complimented NICK for the fine job he has done with the Welcoming & Activities committees and stated that he only had 2 meetings to go before he retired his position. RORY RIFF, Secretary has been beneficial in adding approximately \$450.00 to our general funds from staying on top of insurance policies. TOM GRICE, who

is over roads, streams, green belts, grounds, ditches has accomplished countless duties. The front entrance has been redone, the front fence has been repainted, the pool has had new wiring work done to keep someone from getting electrocuted, Trees have been trimmed, the laundry rooms new HE washers put in to save water and help with the septic systems, the bathrooms have water saving toilets installed. If we don't try to save water and save our septic systems we can't expect Members to do the same. Ditches have been cleaned out, fixed and drained which have been a problem with a lot of the park Members. The bridge has been re-boarded and the pool will be fixed this winter with replacing tiles, painting the pool and replacing the deck. This board is not here just to come to a meeting and stop there. If anyone brings suggestions, questions or anything to us.....let me ask this.....has anyone here ever asked a question and never gotten an response or answer from any board member? If so please let us know because we have tried to respond to everything that has been brought to us!

TOM GRICE: The Roll Off is for residents ONLY! It is not for a contractor doing work on your cabin to use, they must take the waste out of the park. If you are doing work the work you are welcome to use the roll off. We had two contractors put two decks in the roll off and it costs \$375.00 each time to dump the roll off! You are welcome to use the roll off if YOU are doing the work!

THE FLOOR IS OPEN FOR DISCUSSION:

JAN TIMOTEO – lot 59: Compliments to the Board for a Good Job. I have concerns & questions about the things we are selling now. Are we making profits on T Shirts, Ice and regarding the sales tax, I don't see any sales tax being paid on these items. I'm concerned that we are conforming to the Georgia sales tax laws.

CLYDE: We are making a profit on the items we sell such as ice which helps pay for the freezer. Same for the clickers. We pay sales tax on the T- shirts. According to our CPA we do not charge sales tax because we are not a Non- Profit Organization we are a Non-Profit Corporation. An organization is like The Red Cross, Rotary who does everything for free. This is information our CPA gave us. The Association is exempt by statues relating to the Property Owners Association. It files a return called 1120-H. Owners Association to maintain common elements of its Association with the realization that making a profit with the commonly used facilities- roads needed for living in the confines of the property itself. This means The Association is tax exempt, NOT non-profit. Everything we make goes back into the park one way or the other. The money we make on the T Shirts goes to help pay for the cookouts. We have a donation jar out to help pay for these events. At the end of the events we have people who donate more money to try to break even and we have people in the park that DO NOT contribute because we don't do things like they would have. So this money helps to pay for what we are not making. Last month we were short \$90.00 in donations, the profit on the T-Shirts help pay for our cook outs. We cannot file for a 501C the CPA said we are not a Non-Profit Organization. What we do is not for charity, just to keep this park running. Have I gotten all of them?

JAN TIMOTEO: Actually the 1120-H designation which you file for your IRS tax returns, Non-exempt income is taxable such as interest in dividends, laundry and vending machines and you are allowed to deduct expenses which I understand, against that income and you are also allowed \$100.00 deduction which is non-exempt in addition to the other expenses. My question is I have never seen a tax return. Can we file them on the bulletin so the residents can see the tax returns?

CLYDE: We have them on file for you to see, all you have to do is ask. We turn everything to the CPA for him to file. No, the tax returns will not be posted. Any other questions?

DAWN TRANTHAM: Jan after the meeting if you would like to meet me at the office I would be more than glad to pull the past two years tax returns for you to look at. And also you never came to pick up your Directory.

JAN TIMATEO: No I didn't. I was asking that question because I thought how to obtain them should be posted on the bulletin boards.

CLYDE: On a happier note the activities committee has been asking about the possibilities of adding shuffleboard, bocce ball, and horse shoes in the park. We have been offered a very generous donation towards this by one of the residence and we are getting estimates on shuffleboard and bocce ball court plus we are looking into getting peach and apple trees with the same person donating towards that.

NAN HOHNE- lot 40: Asked where we would put these amenities. CLYDE: Next to the pavilion its green space but we have the room.

ROZ BERK- lot 53: I commend the board they have done a great job and want to work with everyone. Why can't we use the money we make as profit to pay for the shortages? CLYDE: That's what we're doing.

TOM GRICE- lot 213: I don't want to embarrass anyone but I saw people putting \$10.00 and \$20.00 into the jar. If we had 100 people, there were a lot that didn't put anything in the jar. I saw a lot of one dollar bills go in last night for ice cream, go to Dairy Queen and see what you get for \$1.00.

TED Dietz: In the past we always paid \$5.00 so we know what it costs, why we just don't put \$5.00 on the jar?

BEVERLY SUNDIN- lot 52: Bringing up some old stuff, this board should increase our maintenance fees 10%. If we have to do the roads it could cost hundreds of thousands of dollars if we pay a little more now we would pay less later.

LIN EWERT- lot 83: Tom should have volunteers to lock and unlock the bathrooms.

TOM: We're talking about painting last board meeting I asked for volunteers I received one response from one couple everyone else who painted was a board member, I'm tired of asking for volunteers. We all talk a big talk and want a lot done; we don't even bother to come to the board meetings.

LIN: We should just be able to go to Tom and Volunteer.

RAY SCHULZE: We all talk about the septic system rest assured if the system fails the EPD will come in and kick us out of our lots.

NAN HOHNE- lot 40: We need designated funds that cannot be used for anything else.

CLYDE: that is exactly what we do have and what must be done.

GENE EWERT- lot 83: When this board took over this park was in bad repair stuff was let go by

past people, I don't want to point fingers. For instance the electrical problem at the pool, if some kid grabbed the electrical outlet he could have been killed. Every member of this board has done something this year and I just want to thank them.

CLYDE: Next year we will be cooking breakfast in the kitchen, and the reason it took so long is because this year Nick was threatened that if we cooked in this kitchen he would report us to the county. We have been working with the health department to make this cooking possible.

ROZ BERK- lot 53: Can we put a line item in the budget for entertainment?

CLYDE: Next year in the budget there will be a line item for the activity committee. The park is loaning the committee \$1,000.00 and as soon as they collect \$2,000.00 they will pay back the loan and go from there.

BONNIE MERRITT- lot 154: Could we put on the donation jar a suggested price?

CLYDE: No we can't put any number on the jar it would be a violation. However everyone knows what they paid before and we know the price of food has not gone down. I don't want to embarrass you Bonnie but every time you have a question you come to me and ask. I wish everyone would do that.

CLYDE: I have tried to be politically correct but I just can't do that. What I'm going to say is, in the last month we have had 3 vehicles vandalized. You cannot tell me somebody was sneaking in the gate because you do not come in and pick just one vehicle and leave then come back. This TV would have been the first thing vandalized. I had a vacation and when I was away my car had its rear window shot by a BB gun, we have all these kid running around with a BB gun, NOT. We had a truck a keyed down the side, and then we had another truck keyed a week later. I have been on this board for almost a year. I have been attacked in my front yard; called a liar; I've had my window shot out. Alright you've had your year of fun trying to intimate this board, now it's time to grow up or get the hell out. I tried to be very nice about it. There are only 2 reasons somebody would want the power of the board, and there is no power. Has anyone seen me vote on anything this year? There are only 2 reasons my father told me people fight this hard for something. To have power or greed (money). This board is not caving into anyone next year I want all this childish stuff to stop. This whole community has got to live together. We're lucky to live in this park, it is truly paradise. We've got to work together I have taken much abuse from the board for not addressing these issues; I kept saying it would die down; finally I had to say something. It's not just me. If I'm replaced and there are plenty other good people to replace me. But we have got to work together. I don't know Joann's last name but she has got a ladies group together and I understand they have a great time, outstanding, that's what we need. Other ladies have come up to me and asked how to get into it, I don't know. I sent them to her; we need to get everyone to be respectful of each other. The reason I'm saying this now is because a lot of you will be leaving, next year there will be 4 members running for the 4 open seats on the board. You notice we only had 4 people running this year. This little Greed with the Puppet Master is going to be working with letters and misinformation about this board and running his people. Just remember, this is your park and your decision to make next September. You have to decide whether we continue to move forward or go back to individuals doing what they want. This is your decision so think about it, next year I want to come up here and enjoy myself and the people doing this should want to do the same, it's your park.

GLORIA HOUSE- lot 80: I went over to Mountain Lakes and you would not believe what it looks like we are truly lucky to live here, and their fees are about double ours.

SANDY SCHULZE- lot 212: It's negative, but you never mentioned the freezer.

CLYDE: It's been said but if you haven't heard, someone maliciously poured water into the freezer. Ballots have gone out look at them read them I believe they have to pass or all we can do is say please don't do that, and we all will pay for an individual's mistakes. Also I have some bad news we will have a maintenance fee increase because of all the expenses we have incurred and there has not been an increase in at least 4 years. The increase will be 10% (\$43.50).

JUNE BRANGHAM- lot 62: How many votes do we need to pass the covenant changes?

CLYDE: 2/3 of the ballots cast with a minimum of 145 affirmative votes.

JAN TIMOTEO- lot 59: Covenant changes are important however there is a question as to how much time would be allowed before the fine.

CLYDE: Part of the answer is there would be a committee to judge the maintenance issue and an appeals committee.

KENNETH KILLGO: The board will determine the time frame because all violations are not the same severity.

JAN TIMOTEO: The board will set the time; there is no set time?

KEN: Correct the board will set the time frame at the time of the violation. Again violations are not equal. We have to understand this park is 20 years old and the more we abuse the systems the more trouble we are going to be in. I don't think it's fair for you to pay for my stupidity, it's just not right. Fourteen dollars is not a lot of money but that's what it cost each and every lot owner for people not doing what's right, worst of all we think the people knew what was wrong, be that what it may; it's not the boards park, it's your park. We are just your elected representatives. If you decide not to approve this, sometime down the road a system will fail and some of us will be forced to leave the park. Do what you want, let your conscience be your guide. We did this in good faith to do what's best for the park.

JOE CUCE: You've heard about the vandalism and the sabotage I promise to keep anyone who comes to me to keep it in strict confidence and the person anonymous. I give you my personal guarantee that your name would never come up. My phone numbers are in the directory.

KEN: If you haven't received your ballots see Dawn or myself the ballots must be mailed back. There is a self-addressed envelope enclosed.

CLYDE: Some of you will be leaving, have a safe trip home. Please think about what we have said, we have a great park here, nothing compares to this park. Thank you all, meeting adjourned.

Transcribed by Rory Riff - Secretary