

Annual Membership Meeting
May 23, 2015
MINUTES

Bill Maxwell called the meeting to order.
Rick Gass Lot 147 led us in Prayer.
Bill Maxwell led us in the Pledge of Allegiance.

Bill Maxwell gave a welcome to all attending the Annual Meeting and asked for any new owners to stand and give their name and Lot number.

A State of the Park was given by Bill Maxwell:

It has been a very fast and busy first two months of this season.

The Park is in better shape now than it has been in some time and looks great---many lot owners have already been up and have cleaned their lots and RV's.

Unfortunately this off season we experienced several propane tanks taken and used and some were just stolen. A lawn mower, BBQ grill, wheel barrow and a Leaf blower was also stolen.

The water system is in great working order as is the sewer system---Thanks Joe Cuce. There will be cut off valves and flush valves installed next week, check

The Bulletin Boards for further information. The red signs on the gate arm, either a number 1 or a number 2, indicates that you need to check the Boards for that particular side of the Park.

Tom Grice has been very busy--- The Pool is open (cold) but open and has never been as clean and ready for swimming as it is now. Tom has spent countless

Hours getting the Pool ready and working with the new pool maintenance company. The laundry room was opened this year and then we had to shut it down

because the machines needed repairs. Tom now has the laundry room open and everything, at the present time, is working correctly.

Architectural Committee headed up by Ken Killgo began the year dealing with a couple of projects that took place over the off-season which were done

without permits but those projects have been corrected. Very few permits have been requested thus far this year. If you are planning any projects on your

Property, please contact the Architectural Committee for the proper permits and direction that are required before any work begins. Ken and his committee are more than willing to meet with you and keep you operating within the covenants of the park.

Rory Riff has stated that the park is in very good financial shape. We have a majority of the owners that have paid their Association Dues for this year and

we expect the remainder to be paid very soon. There have been a couple of owners that have paid but we can not get their check until June 11, 2015 when

we open the Ballots for the Covenant Change. These owners have placed their Dues in the Ballot envelope along with their Ballot as indicated by writing on

the envelope DUES INCLUDED.

Sandy Schulze has the Activities Committee working very hard, planning many activities and new and different events for all of us to enjoy. We are off to a great start and have already had tremendous participation for many of the activities that have been planned.

Our new secretary, Bobby Privette, has assumed the duties of secretary and has already done an outstanding job for us.

Bill Maxwell stated that for our three BBQ's there will be a \$5.00 charge per adult plate. Children 12 and under will be free. When you come through the Line and give your \$5.00 you will be given a ticket to present at the food serving line. Children will also be given a ticket of a different color. This will enable us to keep an accurate account of number of meals served and the money collected.

Bill Maxwell announced that we have 97 lots represented thus giving us a quorum for the Annual Membership Meeting.

Bill Maxwell asked for nominations from the floor for a moderator to conduct the Membership Meeting. Jerry Lightner, Lot 211 was nominated by Ray Schulze and a second was made. The question was asked for any additional nominations from the floor and being that there were none the nominations were closed. The membership voted Jerry Lightner as the moderator and Jerry took charge of the meeting.

The floor was opened for comments from the members:

Jerry Lightner, Lot 211- Gave the membership the instructions and procedure that would be followed in order to speak.

Clyde Camp, Lot 39-Spoke to the problem of just letting anybody in through the entrance gate. We needed not to just open the gate for anybody.

Rod Gibson, Lot 18- Spoke to the posting of the minutes for Board workshops as well as Board Meetings in a timely manner. It was talked about the minutes needed to be posted within 10 days of the meeting. He also indicated that when asking for a Covenant Change that how the change is written will have an impact on the outcome of the request. He also, mentioned that there needs to be meetings with the owners before something is written and mailed out. It was answered that in the future that there would be meetings held to get owners thoughts and ideas to any covenant change request.

Bruce Post, Lot 245—A question was asked about the process of getting a project started. This would not be a building project, but something for the park. He was advised that the suggestion form would need to be filled out and given to a Board Member. He also wanted information on signing in to our new web site and was told that there would be help given after the meeting.

Nick Raptis, Lot 221—Nick wanted to know if we could cut off the other web sites about Paradise Valley Campground. The answer was that we could not.

Ken Killgo, Lot 218—asked for clarification concerning Bruce Post question.

A. Walker, Lot 276—asked if the Directory would be for sale again. He was told that they were sold out this morning and that more would be printed and made available.

Rod Gibson, Lot 18—told everyone that they should use the web site to get the forms that they need instead of just going to the Board. The web site is a valuable tool and we should use it.

J.D. Boozer, Lot 89—spoke to the situation of the thefts in the Park this off season. Is the Board going to get with the victims and the law enforcement officials and try to come up with a profile to try and stop this from happening? Will meetings be held? The answer was given that Bill and Joe would meet with Sgt. Kelley and try to gain information and get back with the victims. This is alarming because there has not been a problem like this since the park was opened in 1992.

Joe Cuce, Lot 230—Agreed with J. D. Boozer and said that we needed to put a stop to this situation. He agreed to work with Bill Maxwell to get information and then get back with the victims.

Barney Casteel, Lot 44—said that he drives around the park at least once a day in the off season and he did not see anything out of the ordinary.

Pat Grice, Lot 213—wants to see the Park limit renting in the off season. Rent from April 1 to November 1 just for our season.

Ann Raptis, LOT 221—Stated that someone had a key to their property and had to have stayed in the cabin, their electric bill was over \$80.00

Dianne Maxwell, Lot 244—Told Ann that her lot had several renters stay in there and someone could have had a key.

Nick Raptis, Lot 221 stated that there is a process to be labeled a care taker and that it takes awhile to get the approval.

Paula Noble, Lot 125—Our Covenants already state that there is no full time rentals allowed.

Ray Schulze, Lot 212—Read Section 4.3 concerning Members at the Membership Meeting and what they can vote on. It was decided that at this meeting with a quorum that Covenants could not be voted on. Any vote with the covenants must be sent out to the entire membership.

Rod Gibson, Lot 18—He stated that he is here in the winter and walks his dog each day and has not seen anything out of order.

Clyde Camp, Lot 39—Ask that Ray Schulze read further on Section 4.3 and he would find that we can not vote on Covenants at the Membership Meeting even though we have a quorum present. We can only vote on By-Laws and Rules.

Joe Cuce, Lot 230—Joe stated that , I am talking to you as a member not as a Board member and I do not want full time renters hurting my property value.

Paula Noble, Lot 125—is it possible that that we could do background checks on renters? It was decided that this would be up to individual owners.

Bruce Post, Lot 245—Park is great—we need a committee to keep an eye on the park to keep it the way that it is now.

Becca Roby, Lot 98—Need to have full timers declared as Care Takers for the Park.

Joe Cuce, Lot 230—Stated that Bill Maxwell has worked very hard to put a positive spin on each decision and he wanted to let everyone know that we are still in the Best Park in this area.

Carol Winter, Lot 149—asked what the Board was going to do about the thefts and the renters. She was told; that as was discussed, that Bill Maxwell and Joe Cuce would contact Sgt. Kelley and get back with the victims with the information we are given. There will be a meeting set up to discuss renting in the park as well as problems that we have experienced this past year with some of the renters.

Bob Stewart, Lot 104—Bob let everyone know that locks could be re-keyed for much less than buying new locks.

Tom Grice, Lot 213—let everyone know that the Flag in the pavilion was an American made flag. Please make sure that there is a light shining on the flag at night. We are putting a new light on our flag at the entrance to the park.

Richard Peavy, Lot 91—made a motion to adjourn, motion seconded, motion carried.

Respectfully Submitted,

Bill Maxwell, President