

Annual Owners Membership Meeting
May 24, 2014

The meeting was called to order by Clyde Camp, President.

Clyde asked Richard Peavy, Lot 91 to lead us in prayer, followed by the Pledge to the flag.

Clyde introduced our Work Campers, Thomas and Shana Wells. They are doing a fantastic job for us!

Clyde asked for new members to stand and be introduced. He welcomed Jim and Jeri Moore, Lot 74 and Avah and Theresa Walker, Lot 276.

Clyde stated that it was good to see Paul Merrit, Lot 154 up and around in the park. Paul was dealing with an illness and it is good to have him back in the park.

Clyde turned the meeting over to the Secretary to call the roll.

Bill Maxwell called the roll of lot owners and we had 91 lots represented at the meeting. Bill stated that we have a quorum.

Sandy Schulze discussed the proposed plans for the renovations of the pavilion. Sandy stated that the renovations would include:

- Replace all of the screens
- Replace all of the exterior doors
- Move the electric panel
- Close in the walls and add insulation
- Add additional electric outlets on the deck area
- Lower the counter in the kitchen
- Vent the microwave to the outside
- Add drawers for storage under the counter in the kitchen Enlarge the Meeting Room by removing the center wall
- Install a set of pull down stairs in the meeting room to reach additional storage area

Sandy explained that we have received two bids for this project. Solid Rock Construction --- \$10,629.00 and Ash Construction --- \$10,020.00. Sandy made a motion to improve the condition of the pavilion and complete the renovation project. Seconded by Gene Ewert, Lot #83. Gene suggested that we use the company with the low bid.

John Coons, Lot #264, I understand that this is to be paid for from the emergency fund? Answer: No. General Fund ? Answer: No. This is about \$10,000, what is in there right now? Answer: \$ 15,000.00, A little over the \$15,000.00.

Jan Timoteo, Lot # 59, Some improvements are a good thing. Are the funds in the reserve account to pay for this? Answer: Yes. Will the pavilion remain a Summer Pavilion or will it become a year round pavilion? Sandy stated that she would never be in favor of heating and cooling the pavilion for year round use. She indicated that the building will always be a pavilion.

Roy Garceau, Lot # 279, asked why not add windows and screens to the building? Answer: The cost of doing so.

Kay Roane, Lot # 242, in regards to removing the center wall in the meeting room, this office area was just built three or four years ago and I have a problem with removing the wall.

Jerry Lightner, Lot #211, we have in the motion for the Board to use the option of one of two bids, the second option is to use the lower bid. The motion has to be amended to accept that. I actually think that we should allow the Board to have the two bids so as they examine them, they may want to use the higher bid because there might be more involved.

Sandi Gambescia, Lot #107, I think that this plan is wonderful. I remember that a few years ago there was discussion as to whether the wiring was up to code. Has this been done? Answer: That has been done.

Jack Sharp, Lot #137, What kind of time frame are you talking about? When will it start and when will the work be completed? The work would begin as soon as possible. The scope of work to be completed should not take long to finish. Once the bid is accepted, they can begin and we can keep everyone updated on the progress.

Joe Cuce, Lot # 230, added that we get with the contractor to arrange the time of the work so as to avoid conflicts with the activities that will take place during the actual construction. We might even think about having the work done after the end of the season.

Gene Ewert, Lot # 83, I would like to amend my motion to allow the Board to choose between the two bids.

Richard Peavy, Lot # 91, It has been my experience that anytime you are doing a project like this, you will always find something else that needs to be done. This will drive the cost up; do we have a contingency fund to cover additional costs? Answer: Yes, we have a little over \$15,000.00 in contingency for the project.

Beverly Sundin, Lot # 52, I like the idea, but I see no sense to lower the counter just for ice cream. Some people might ask why insulate the walls? If you don't insulate the walls and then five years down the road you want to close the building in, you would not have to tear open the wall to insulate them.

Jan Timoteo, Lot # 59, We have \$15,000.00 in the reserve account for the pavilion, but that does not just cover the pavilion, it covers other items. What other items are covered under that \$15,000.00 in the reserve account? Answer: The \$15,000.00 only covers the pavilion. The pool and other items are covered by additional reserve accounts.

Dan Doody, Lot # 277, Joe Cuce is right on with waiting to do the work at the end of the season. Builders usually have more time for work after the summer; we might even get a better deal. Joe you are absolutely right.

Jerry Murchison, Lot # 130, I call the question.

Tom Grice, Lot # 213, I need to say something about waiting to get the work done. Everybody wanted the pool painted. The reason that the pool was not painted until two years after the contract was given, is because we elected not to do anything during the season.

Clyde Camp, called for the vote to spend money to complete the construction project on the pavilion and for the Board to make the decision as to which bid would be accepted. The membership voted 68 to approve and 23 not to approve. The project was approved.

Clyde turned the meeting over to Bill Maxwell. The floor was opened for nominations for a moderator to conduct the membership meeting.

Ray Schulze, Lot # 212, Nominated Rod Gibson. Nominations were closed and a motion was made to elect Rod Gibson as moderator, seconded by Richard Peavy. Motion carried.

Rod Gibson, Lot # 18, I have something to bring up. Everyone knew Sally Jones, She was unique and a tremendous lady. I have a resolution to read on behalf of Sally Jones. I am making a motion that August 25th of each year will be known as Sally Jones Day in Paradise Valley Campground. I make a motion that this resolution be approved. Motion made by Clyde Camp and seconded by Jan Timoteo, motion carried. Sid Brangham, lot 62, stated that he thinks that we should extend this motion to 365 days a year. A copy of the resolution will be posted on the bulletin boards.

Ray Schulze, Lot # 212, Looking back at the crowd, I see some glassy eyes; she was a classy, classy, lady.

Carol McDaniel, Lot # 202, I would like to have some information on the pool. When will the pool be open? I am the one who fell and I understand that it will not be open this weekend. Tom Grice stated that the steps are very slippery and a call has been made to the pool company to come out and fix them. The pool will not be open until the steps are corrected.

Jan Timoteo, Lot # 59, read a letter from Linda Lehigh concerning the topping of trees "...this causes damage to the tree. Tree topping weakens and damages the trees. This can cause the trees to die. For more information you can contact Bill Delfino at 706-754- 8333...."

Roy Garceau, Lot # 279, We have trees that are lining both sides of our property and we have had tree limbs fall on the cabin as well as the RV and they can cause major damage. There are skylights on the roof and if a limb comes down during the off season, we would be dealing with a serious issue. Thank you.

Carol McDaniel, Lot # 202, I am the one that slipped on the steps of the pool. The steps are a hazard, but please open the pool. Can we sign a waiver not to seek action? Answer: The pool steps are slippery and no a waiver can not be signed.

Bruce Post, Lot # 245, I am a certified pool operator and there are products that can be used to correct this issue. Tom Grice responded that there are products that can be used, however we will have to drain the pool down and let the steps dry in order to paint a texture on the steps. This will take care of our problem and then the pool can be opened. It will take a few days to correct.

Tom Grice made a motion to close the pool until such time the problem is corrected and the pool is deemed safe. Kenneth Killgo seconded the motion, the motion carried.

Jerry Murchison, Lot # 130, with due respect—as an attorney, there is no way that this membership can vote to limit liability to this association.

Dianne Maxwell, Lot # 243, Stated that if the pool is not safe, we should not vote to open the pool.

John Stone, Lot # 237, Tree limb fell on his park model from a tree that was located on common ground. He asked if the Board could take a look at the trees on the common ground areas.

Rod Gibson, Lot #18, advised that if you have a concern, notify the Board and let them investigate your concern.

Rory Riff, Lot # 86, using the Board email is the best way to notify the Board of an issue.

Glenn Palmer, Lot # 277, The lot owner has the right to trim trees that are hanging over on his property. The same with bushes and this is pretty much the case throughout the country.

Nancy Hohne, Lot # 40, The trees make our park. We should trim the trees enough, but do not ruin the trees.

Tom Grice stated that if the owners wanted us to cut or trim all of the trees on common ground, they could expect an assessment of around \$700.00. It is about \$1000.00 a tree to trim them down. The owners need to decide if the association is going to be responsible for trimming the trees and limbs that are hanging over their cabins, there would have to be an assessment for it.

Glenn Palmer, Lot # 277, Don't threaten us with an assessment, just tell the owners to get an estimate for the work on their own.

Pfizinger, Lot # 281, There are other businesses out there that will do the work for much less money. There are specialists that are available to trim and take down trees.

Jan Timotoe, Lot # 59, We have rules enforced and we have fines enforced according to the rules. I think that one of them is when people get out of order in a meeting, that is all I am going to say.

Bruce Post, Lot # 245, This being Memorial Weekend, I would like all of the Vets to stand and be recognized. I have walked around this park, it is absolutely gorgeous. Something has been bothering me, and I think that this is the perfect meeting to bring this up. We are not respecting the flag as we should. Protocol for the flag needs to be put out to the public. I have found flags on the ground, in the ditch, and not displayed properly. The correct protocol of caring for and displaying the flag, and the proper method of disposing of the flag needs to be out to all owners.

Becca Roby, Lot # 98, I think that the people are correct that a protocol for the flag should be put out. I will ask Elizabeth to put the protocol in the Pipeline. We can also put it online. If you have a flag that needs to be burned, the Boy Scouts and other organizations will do this for you.

Rosemary Gass, Lot # 147, As some of you know, my husband does the Honor Flights and he is up in Washington, DC. this weekend doing a Honor Flight with WWII Vets. On the plane this morning, the Vets from South East Florida asked him to ask me to thank all of the Vets that live in Paradise Valley Campground.

Jack Sharp, Lot # 157, Mowing of the setback area, to my knowledge my side has not been mowed. The other side has been mowed and would like our side to be mowed. Is it supposed to be done? Answer: Tom Grice explained that the area in question has standing water on it and is simply too wet for the mower. He is trying to get the area fixed. We have to work with the agency that controls the creek because we can not do but certain things along the creek without permission and we must follow the guidelines. We are working with a couple of contractors and the agency to see if we can add fill dirt or what we are going to be allowed to do to fix the ground so that a mower can operate back there.

Roy Garceau, Lot # 279, Observation: Our new dumpsters are difficult to use. Could there be a couple of poles available to hold open the doors on top of the dumpsters? This would allow you to open the dumpster and then reach down to get your garbage bag to throw into the dumpster. The dumpsters that we had before, had the sliding doors on the side and this allowed for an easier access to the dumpster.

Tom Grice, We went to the two dumpsters instead of the three because of the cost. The new dumpsters are larger than the old ones. I will place a pole in the fenced area to assist the owners, hopefully this will allow an easier access for the owners. We all need to be reminded that we put only garbage in the dumpsters and that we all need to break down any boxes that are placed in them.

Sandy Schulze, Lot # 212, I agree with Roy. The dumpsters are a problem, trying to hold open the top and getting your garbage bags in the dumpster. If the dumpsters that have the sliding doors do not cost additional money, could we go back to the sliders? Answer: Tom will go back and check on the possibility of having dumpsters with sliding doors. The two dumpsters that are there now hold the same as three of the old style. He will check for all options.

Wilber Parks, Lot # 63, you would be amazed at the things that people are putting in the dumpsters. Oil and paint are being thrown in the dumpsters. We need to remind all owners that yard trimmings are not to go in either dumpsters or the roll off. They are to be bundled up and placed out front of your lot for pick up.

Gloria House, Lot #80, there is a green belt area near my lot that is badly in need of trimming and mowing. Please have this added to the scope of work that our contractor mows. This area is green belt and not private property. Tom Grice will see to it that this area is cut and maintained.

Joe Cuce, lot # 230, When we changed companies and went with the two dumpsters we are saving around \$100.00 a month. We did not know that the new dumpsters did not have slides, we will see if the company can get us dumpsters with slides.

Bruce Post, Lot #245, I am disturbed about Black Bears in our area and park. The Black Bears are the most dangerous of all the bears. They are so unpredictable. I admire them, I hunt them and they are my friends. Be aware and do not go near them.

Rod Gibson, Lot # 18, Bears love bird feeders and since there is plenty of food for the birds in the summer, we may not need to have the feeders out. If you have a bird feeder out, you will most likely have a visit from a bear at sometime. Stay away from the bears, Last year we had some bear cubs in the park and it was like a circus. Thank God, the mother bear did not show because they are very aggressive when it comes to the cubs.

Clyde Camp, Lot # 39, We have a For Sale area up front for all owners that have a lot for sale. We have notified everyone through the Pipeline that any for sale of lots that were put on the bulletin board by the laundry room would be taken down. We will take it down, no if's and's or but's about it. We will be more than happy to put it up here on the FSBO board at the front of the park. Just get with a Board member and we will be more than happy to put it on the FSBO board.

Jack Sharp, Lot # 237, I have only been here a year, but I have noticed a dramatic difference in the job that the Board has done. I am very impressed with the Board and with what is going on with the park. Is it possible to get a two sided sign at the front for information about the activities that will take place?

Sandy Schulze, Lot # 212, The information is also posted in the Pipeline

Clyde Camp, Copies of the Rules and Fines and a copy of the Covenants are to be passed out, please make sure that you get your copies. This will be my last time as a Board member before the Annual Membership Meeting. I have another two year term that I could run, but four years is enough for anyone. I want to thank all of you that have worked with us and for us and did everything you could to make the park better. As I said, I have been on the Board for four years and I have been blest to have had Board members that have worked just for the park, not for themselves. Every time we tried to make a change, we were told that we were knocking the other Board. This is not true, all Boards should be judged on what they have done and we should be judged on what we have done. It has been an eye opener over the last three years, when you get on the Board that's how people look at you not as an individual. Hopefully, when I come off of the Board, people will look at me for who I am. Not as just a Board Member. I am going to say something about Bill Maxwell, when he was running for the Board last year he said that he has some new ideas for the Board and the park. Some people said that was wrong, it is not. If we do not have new ideas and new people on the Board we can become stagnate. Bill has had some good new ideas and we are proud to have him on the Board. We have some new people running for the Board this time and that is a positive thing. If it was not for Kenneth Killgo this year, it would have been much harder. He has had my back and I appreciate it. Thank you, Kenneth. I encourage all of you to get involved and do everything that you can to help the park, do it for the park and not what you can get out of it. Do it because this park deserves to be good.

Zeke Walker, Lot # 111, made a motion to adjourn, seconded by Kenneth Killgo, motion carried.
Respectfully submitted,

William Maxwell
Secretary