

Annual Membership Meeting 5/25/19

Rory Riff, BOD President called the meeting to order, Bobby Privette, Lot 261 gave the invocation and Rory led the Pledge of Allegiance. Rory asked for any new members over the past several months to please stand and be recognized. Rory advised we had a quorum of 90+ owners in attendance and then explained that this was the annual members meeting and the meeting was not run by the board but by a facilitator nominated from the audience. Rory then opened the floor for nominations for facilitator. Rick Gass, Lot 147/148 was nominated and approved by all to host as facilitator and graciously accepted.

Rick reviewed ground rules for meeting stating owners were to clearly identify who they were by name and lot number, then state question or issue and he would restate information for recording purposes. Also, he would ensure information was passed to the appropriate BOD member for clarification or follow-up. In addition, courtesy for all owners would be required throughout the meeting. 3 runners with microphones were positioned both inside and out to accommodate the information exchange.

The floor was then opened for comments or questions.

Barney Casteel, Lot 44 commented on the vehicles in the park and the frequency of speeding observed throughout the park. He advised children in park and expressed concern and asked everyone to watch their speed and be extra careful of their speed and to slow down.

Rod Gibson, Lot 18 advised he had nothing to say for once and everyone laughed.

Kathy Gibson, Lot 18 advised she had observed the White County Senior Center Van going very fast through the park; **follow-up** was taken by the BOD to contact the County and discuss the speed limit in the park.

Sandy Schulze, Lot 212 commented for the benefit of new owners that we collectively monitor vehicle entry at the gate. Discussion continued on the importance of ensuring people have the proper entry clickers in possession and that before allowing unrecognized vehicles into the gate that all of us ensure the people waiting to get in are truly owners. Our park is very popular and we have a lot of people looking at our grounds and trying to gain access. There is a phone outside the Laundry Facility if an owner needs to be contacted to come to the front gate.

Terri Darias, Lot 199/200 commented on the condition of various owner's lots and how many of us work hard to maintain the condition of our areas. She also stated it is the responsibility of each owner to keep their lot maintained and in good condition. BOD President, Rory Riff commented that the yearly "Ride Around" will begin in the next several weeks and letters will be sent to those owners whose lots are not maintained. Also, we will be diligent in continuing the review of lots and sending out notices if lots are not maintained with the associated fines indicated.

Linda Kendall, Lot 231 commented on items that are left at the roll off area. She advised that items are to be placed into the roll off and if help is needed to place items inside to call and someone would provide assistance. Also, only household garbage is to be placed in the front garbage dumpsters. Boxes are to be broken down and yard clippings are placed on your lot at curbside in bags or if branches in 4' sections tied with string.

Kathy Gibson, Lot 18 advised T-shirts would be on sale after the meeting in the Pavilion and name badges could also be ordered for a \$10 paid in advance fee.

Lauren Rooker, Lot 274 asked how often the Green Space was mowed. Darrell Williams, BOD Grounds Director, advised frequency depended upon rains received but normally once every 2 weeks, however, if needed the grounds would be mowed more frequently.

Lynn Harris, Lot 103 asked what could be done to beautify the grounds; Carole Winter explained that several landscapers had been contacted and bid would be received within the next several weeks to update the main entrance and the circle area in the front of the park. In addition, 2 other areas within the Park would also be included. Initially 3 times a year beds would be refreshed, seasonal plantings performed, mulching and undergrowth trimmed. Darrell Williams, BOD Grounds Director, advised everyone's hard work is appreciated, there is now a privacy fence at poolside and a new table. The next work project will complete the painting work needed at the pool and will be completed next week.

Kathy Hyman, Lot 285 questioned if the contractors performing work in the park had specific timeframes to begin and end work and could timelines be established such as not starting before 8AM and concluding by 5PM? Rory Riff, BOD President, addressed and explained contractors are individually hired and covenants don't address anything other than general Park quiet times which are 8AM till 11PM. Discussion continued and it was agreed that the BOD would investigate White County parameters and determine if we could implement something to accommodate this item. **Follow-up BOD.**

Jerry Hyman, Lot 285 asked for consideration for motor cycle riders when approached by vehicles on our Park' roadways. It is extremely dangerous for motorcycles to move off of these Park roads so it would be appreciated if approaching vehicles would give right of way.

Jim Wall, Lot 9 asked what are the Park's plans for wi-fi/cable. Rory Riff, BOD President responded we are upgrading the Pavilion from 6mg to 10mg which is all that is available from Windstream. We are also pursuing another option that has recently been identified that might provide better service for the overall Park area. John Coons, Lot 264 provided a history of PVC's previous cable provided in the Park. Discussion continued around this topic and Rory suggested we pursue the options recently identified and present the results at the upcoming board meeting in June. Once we know a little more, we can determine who in the park might be interested in pursuing the options further. **BOD follow-up Rory Riff and Carole Winter**

Gary Smith, Lot 198 Commented on the drain field during Mar/Apr timeframe backed up and created a diversion in water under his cabin. Darrell Williams, BOD Grounds Director, advised would look into drainage in that area, Mr. Smith advised all appears OK now.

Lynn Harris, Lot 103 asked if everyone was aware of the Caretaker Program. She reinforced that after October 13, 2018 no owners were to be living in the Park fulltime unless they were designated as Caretakers. She also asked if everyone was aware that heavy fines including an initial \$500 and additional \$100 daily would be levied. In addition, court action would also be initiated. Rory Riff, President advised the letter from Attorney Martin Welch has been posted throughout the Park on Bulletin Boards and also posted on the PVCOA.com website. In addition, several protocols approved by the BOD defining the Caretakers and Owners roles and responsibilities will be included in the Welcome

Back to Paradise Booklet. Rory also clarified that attorneys and realtors have been provided copies of the Attorney Letter and Covenants. Terri Darias commented that several realtors were not addressing this information with clients. Rory advised if the opportunity presented any owner could speak with potential buyers and explain our protocols and covenants.

Kathy Hyman, Lot 285 Advised potential renters have been told to drive thru the Park and see if they would like to rent here. These people are trying to gain access to the Park and look around. Carole Winter, BOD Secretary advised there is a Renter's Protocol that clearly defines roles and responsibilities of Owners renting their properties and is included in the Welcome Back to Paradise Booklet. Also, the BOD is pursuing vinyl cling-on stickers for each owner's vehicle to be placed onto the driver's side window to help differentiate owners from "non-owner lookers." Hopefully we will have more information regarding the stickers at the June Board Meeting. Discussion was then led by Lynn Harris on whether cling-on or hang tag would be owner's choice and a hand vote unanimously supported vinyl stickers. ***Follow-up BOD and Lynn Harris***

Terri Darias, Lot 199/200 advised the TV at the pavilion was damaged and asked the meeting attendees if a new TV was wanted and would owners be willing to donate \$\$? A show of hands indicated that a new TV would be unanimously approved and Terri advised she would pass around a donation sheet for volunteers to sign up for donations. Terri provided an update at the end of the meeting and advised pledges of over \$600.00 had been received and that she would pursue collecting and purchasing a new Smart TV for the Pavilion. ***Follow-up Terri Darias, Lot 199/200.***

Lynn Harris, Lot 103 commented on renter's follow-up and asked how do we ensure that the lot owner assists the renters to get to their lots. Discussion ensued regarding a recent difficulty with a specific renter handling a corner and having to be redirected and assisted. Carole Winter, BOD Secretary, referenced the Renter's Protocol in the Welcome to Paradise Booklet with clear instruction that the "owner is to be on site to meet and greet the renter." Discussion followed by several owners who have rented lots indicating that they meet their renters at the main gate and lead them to the site so no issues occur. ***Follow-up by BOD with owner/designee***

Bobbi Harden, Lot 145/152 asked if the upcoming tree work on the common areas was going to include trimming low and overhanging limbs? Darrell Williams, BOD Grounds Director, advised yes it would and the work was supposed to begin on Tuesday, May 28.

Lynn Harris, Lot 103 advised those in attendance that there is a Paradise Valley Website and it is a happy spot, no controversial dialogue allowed. If not currently a member just access FB, send in a request to join Paradise Valley Campground and provide your Lot number. She and Joe Cuce administer the site and will approve the request.

Karen Cantrell, Lot 237 advised that orders are being taken for the 2019 Welcome to Paradise Booklet, \$5.00 for print version or the information is also available electronically on-line at no cost. Please sign the clipboard if you are needing a print version. The Booklet will be available in the next several weeks.

Tom Hutcheson, Lot 265 asked if the section of the road way leading up to 129 is still being maintained by Paradise Valley Campground? Kathy Gibson, Lot 18 Activities Director said she would check into it with the County and verify, ***Follow-up BOD Kathy Gibson, Activities.***

Rick Gass asked for any additional questions and none were forthcoming. He thanked everyone for a great meeting and turned the session back to Rory. Rory Riff, BOD President thanked everyone and gave Rick Gass a special thank you for facilitating the meeting.

Rosie Gass, Lot 147/148 made a motion to adjourn, Lynn Harris, Lot 103 seconded. All voted in favor and the 2019 Annual Membership Meeting was adjourned at 11:05 AM.

Respectfully submitted by Carole Winter, BOD Secretary