

# Annual Meeting May 27, 2017

Bill Maxwell, President of PVCOA, called the meeting to order. He welcomed everyone who took the time to come to the Annual Membership meeting. He added that this is a unique situation because so many people are here that we are out of chairs. Bill asked owners to make sure they have signed in in the meeting room so the 90 lots represented is met to have a quorum. He again thanked people for coming. He stated that he liked seeing so many people here, who may have lived here for a long time, who are rarely at Board meetings or other functions.

Mr. Peavy led the meeting in a prayer and the Pledge of Allegiance.

Bill asked for new owners to be recognized. Bert and Ans Leek, lot 139 (applause). Waymon and Renee Hutcheson, lot 72. (applause) Art and Karen Schuller, lot 163. (applause) Carol and John Westbrook, lot 11, (applause) Paul and Mona Walker, lot 225. Kym Vrooman and Charles Ponder, lot 278.

Bill said he will be brief because this is an owner's meeting. He added that there was a quorum met with 103 owners present. The rundown of the state of our campground is that the park is in great shape. Roger and Carole did a great job over the winter and getting it ready for the owners to come up this season. (applause).

Bill thanked, though he could not give enough thanks to, Bobby Privette, Sandy Schulze, Jerry Coleman, and Darrell Williams for the many hours that they have put in. They have helped to make it what it is. Water and sewer systems have been upgraded and are in tremendous shape for years to come thanks to **Bobby Privette**. The grounds are in good shape. **Darrell** has worked tirelessly to get the campground in the best shape it has been. (applause) Our finances are solid thanks to Rory Riff's leadership and hard work while on the Board. Our reserves are going to continue to grow. The Board will continue to try and make improvements throughout the park. (applause). Bill said he appreciates **Sandy**. He added that nobody in the building, nobody, knows how many hours Sandy has spent leading the Activities. She had a committee, as all of the Board members do. She has been a blessing and Bill thanked her for it. (applause) The architectural committee has provided permits over the year, some without battles, some with battles. It was done in the best interest of the park. Bill thanked **Jerry Coleman**. Bill recognized Clyde Camp for the efforts while Jerry was away in Florida. (applause) Bill stated that he is looking forward to the new Board with **Clyde** as Vice President and the head of water and sewer. **Beth Wolfe** is secretary. Bill also said that she is a worker who deserves some pats on the back. (applause) **Darrell** is appreciated for his work all over the park. Bill worked with him to get the pool open, largely because Darrell spent hours and hours and hours up at the pool. (applause) **Becca Roby** has taken over the treasury. She has Rory on her committee and Bill complimented her because she has hit the ground running. (applause) **Alide Matthews** has taken over the big job of the activities committee from Sandy. Alide has several things planned and we hope we can get the word out in advance so owners can plan for them. Many new activities are planned and people should be aware of all she does. **Jerry Murchison** runs the architectural committee which is a huge job. Bill looks forward to working with him this year. (applause) Jerry will work very hard for you. He requests that before you do a project you check with him. When all the paperwork is complete, he will get you a permit very quickly. Please be courteous to the Board members and meet with them during their business hours. **Bill** said he is glad to serve as president for one more year. (applause). A big thank you to the people in the park now. Before they came up the park was under a water restriction. Our wells are doing very well. Clyde is having them checked twice a week instead of once. The Board elected to lift the restrictions. White county is still under the restrictions. Since the park is a private entity, it can go along with White County or not. The park usually tries to go along with it. The Board lifted the restrictions because a lot of people came up to the park to clean. Bill asks that people not overuse the water. On Tuesday, the Board will get together to decide how to go forward. If the wells are still great and everyone is cooperating and careful, we may continue along with no restrictions. The park does not have a pool of water. It is a flowing aquifer and the flow is good. There is a park rule that there are no floats allowed in the pool. When there is hardly anybody at the pool, an owner can use the floats. But when it's crowded, please get the floats out. We need to see the bottom of the pool at all times. We need to make sure no child or someone goes under. Everyone needs to make sure their grandchildren or great grandchildren are supervised at the pool.

Beth announced the **directories** are available for \$5. The second half of the directories include the highlights of the covenants, the covenants, by-laws, renters protocol and the rules. It has everything any owner could possibly want in a document. She then demonstrated that a free eDirectory is available for use on a phone, tablet or computer. **Name tags** are available for \$10. Just contact Beth Wolfe. She stated that **nominations** were still being taken for the Board of Directors for 2018. Bill added that if some of the new owners took packets to please make sure the information sheets were returned to Terri Darias. They provide the emergency information for each owner so that someone could be contacted.

Bill asked for nominations for a moderator for the meeting. Clyde Camp lot 39, made a motion for Jerry Lightner to moderate the meeting. Jerry Murchison, lot 130, seconded the motion. Bill asked if there were any other nominations. The nominations were closed. The motions were made by Richard Peavy to close the nominations and seconded by Bruce August. All voted in favor and the motion passed. Bill requested that only one person at a time speak, with a microphone, stand, give names and lot number and then speak into the microphone.

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**Jerry** thanked the Board for the beautiful day. He thanked all the people for coming. If there are a lot of questions, he will get to everyone so rest assured.

Joe Cuce lot 230, brought up that as owners drive around the park, there are nice signs around the valves, lift stations and septic tanks. He thanked Bobby Privette for the great job getting everything marked and repaired. (applause) When Joe was in charge of Water and Sewer, it was so hard to find things. The next regime will have it so easy. Joe then went on to discuss water conservation. A couple of years ago the park decided to go with real flush toilets instead of marine toilets. The old way put formaldehyde into the system, killing the septic systems. By eliminating the chemicals in the RV toilets, 80% of the water from a flush toilet, natural water, is returned to the aquifer. Twenty percent gets left in the drainfield. The natural path is much better. The bacteria gets much better. Joe said a lot of owners have washing machines which are supposed to be in our RV by the covenants. Some owners hide them in the cabins. There is only one sewer pipe on the property, the washing machine goes to the same pipe. What's the difference where the washing machine is. He feels the covenant restriction for that needs to be changed. Joe said using Oxyclean instead of bleach is better for the system. It keeps the septic system alive. Since we all wash our clothes, the location of the washing machine whether at the laundry room, the owner's RV or the cabin is just silly. (applause). By the covenants, there are no dishwashers allowed. His dishwasher uses 11 gallons of water, which he uses for one week's worth of dishes. That's less than hand washing every night because some people let the water flow. Joe added that the covenants need to be brought into this century. Jerry said that those issues could be discussed at the next board meeting. Bill said we need a covenant committee.

Gloria House, lot 80, said that since all the good men in the park are taken, she's moving to Michigan at the end of the month. She has to get rid of a lot of stuff before the moving van comes at the 19th or 20th of the month. So she invited people to stop by and get stuff. She added that she loved all the owners but she needs to go home to the land of water.(applause)

Dennis Mazurkewich, lot 67, congratulated the Board for getting the water system upgraded. It was well done. He would like to suggest that the same be done with the trees. Perhaps a project where the trees get topped. They are getting tall and coming down in wind storms as well as interfering with satellite reception. He would like the board to consider topping them. (applause) Bill Maxwell responded that Dennis was right and that the project was started. Darrell is going to get bids and will start to get that project moving forward. Bill added that it cannot be done all at once. Jerry asked Darrell to respond. Darrell will get back with Dennis after he has more info.

Rory Riff, lot 86, heard about the pavilion needing to be improved. Some people wanted to add windows. If anything was done with the building, this one should be scrapped, and a metal building to replace it opined Rory. It would be a mortgage and worked out over 10 years. It could be done if the park wanted to. (applause)

Nancy Morris, lot 174, has two questions. If the park cut down trees, where would more trees be planted to replace them? About 6 years ago the park went through the motions of gathering information, and getting bids for replacing the building, but the park voted it down.

Bruce August, lot 199, wanted to make sure that the dead trees are included. There is one that's dead on the grounds beside the lot next to them and it's about to fall on the cabin beside him. He was asked to talk to Darrell to point that tree out.

James Moore, lot 74, wanted to clarify if under discussion was common property or individuals' lots. He was wondering about common property. James does not want his trees topped. It's not up to the Board to deal with what is on private property. It was clarified that the discussion was about common property. Jerry responded that James was correct. A lot owner pays for what's on his/her lot.

Jan Timoteo, lot 59, walks her dog every day and picks up other people's dog poop. She asked that please have everyone pick up their own dog poop. (applause)

Lisa Mazurkewich, lot 67, clarified that she and her husband Dennis were talking about topping the trees, not cutting

them down and replacing them on the common areas.

Curtis Rooker, lot 274, asked if there a possibility that there could be a parking lot for golf carts across the bridge so that people could use the green space. Currently owners were pulling over to the side of the road or parking on other people's lots. Jerry asked for clarification. The area across the creek. Darrell responded that is a drain field. He clarified that he was talking about the green space beside the creek. Clyde replied that the green space along the creek belongs to the DNR, Department of Natural Resources, aka the state. Jerry clarified for Curtis that because of the DNR restrictions, that parking would not work.

Rod Gibson, lot 18, would like to have "us" vote sometimes on variances. The park doesn't know what requests for variances are being discussed. He would like to have the variance requests published so that anyone who has an objection could voice it. Though he knows that the Board has the power to grant it. Bill replied that it is the Board's responsibility. Bill said he knew of no occurrence in the past three years where the variance was granted before the Board acted upon it. Bill added that the Board has to make sure that it is not in violation of any laws of the state or the county. The board would talk about it at the next workshop.

Jerry L said to make a suggestion to buy some new microphones. (applause)

Jerry Murchison, lot 130, clarified who owns what. An owner owns the lot. The park owns common areas, There are common areas along the creek. The state, DNR, has a 50-foot buffer along any trout stream. It used to be 25 feet, but it has been increased. They have certain control over what does or doesn't go on there, especially when it comes to trees. The state doesn't own it but they do have control over it. (applause)

Sandy Schulze, lot 212, commented that Darrell and the Board have greatly improved the area near the smokehouse. It was a dream of hers and she thanked Darrell and the Board for making it come true.

Bruce August, lot 199, wondered if there is a process to plant a tree along the trout stream. Clyde said there is a process to get with DNR and they have to go through the lot and they usually say no or pass it to someone else. If it is done without DNR's permission, the park gets fined. The soil there cannot be disturbed. It leads to erosion.

Kathe Hyman, lot 285, wondered about the culverts in the park. There was water within 2 inches of their property. She asked if there is a process to look into the culverts throughout the park. Tom Grice, lot 213, previously in charge of grounds, replied that when he was on grounds they spent a considerable amount of money to blow out all the culverts in the park. After that the lot owners were to take care of the culverts near the owner's property and to take care of the leaves and big rocks get down there. Bill commented that sometimes an owner will come to the park and want to widen their driveway. They then cover the culvert or put in one too small. Jan Timoteo showed him that there was a hole in a driveway. Darrell and others inspected it. A company was asked to inspect it. After the park had a company dig it up that section of driveway, they found tree stumps. The trees were cut down, and asphalt drive was put over it. The tree decayed and then it caved in. If any owners see things of that sort, please let someone know. The answer is that the owner is to keep an eye out for things like that. Jerry L said he would like the board to consider having the culverts cleaned out every few years.

Joe Cuce, lot 230, along with the new pavilion suggestion which did not appear popular, remarked that what he was hoping was that he would like to turn the kitchen into a commercial kitchen where the profits of meals sold there could go back to the park. The mortgage payment would be paid with that.

Roy Garceau, lot 279, replied about planting trees along the bank of the creek. He's been at his lot for four years and he's lost 4 feet of property due to the flow of the creek. It's due to the natural erosion and may not be the best thing to do to plant trees there.

Jeri Moore, lot 74, addressed putting in some type of tornado shelter to be considered by the board. No report needs to be sent to her.

Jan Timoteo, lot 59, said she had a remark that is relative to Joe's comment. A few years ago the county was brought in to inspect the kitchen to make it approved for cooking. There would be a large expense associated with it. One reason is that we're on a well. Secondly, there is a septic system behind the building that prohibits a commercial here. She added that it's a great pavilion with great activities but it's a seasonal park. She asked that to be considered when discussing a different pavilion and a commercial kitchen when considering that amount of money to be spent.

Ted Dietz, lot 176, said the park was told that there is a cement tunnel beneath the bleachers at the high school where

owners could go for tornadoes. Clyde says the county will not allow the park to go there any longer. Clyde added that 4 years ago there was a tornado in Dawsonville and the park had people go to the office. But that's all that's available.

Jerry Murchison, lot 130, said that when he and Diane were camp ground hosts at Unicoi State Park, county representatives told them that there are no tornado structures in White County. Jerry L summarized that the Board was requested to consider the construction of a tornado shelter. Jeri Moore has looked at them on the internet and they are from \$6000-\$10000. (this number was muffled)

Richard Peavy, lot 91, wanted to add something about a new pavilion. The worry from the owners was that an enclosed pavilion had to be air-conditioned 24/7. That would make a big dent in the overhead for that. A brief summary of what the park has versus but what the park had before. The developers ran the park out of their pockets. Some things were paid with cash, some with personal checks, some with park checks, Then the developers gave it to the original board. Because there was no record of many things that the developers did. It was very difficult to come up with a budget. Now because of the boards we have had in the past, the park is in good situation where all records are available and things are running smoothly. (applause) Jerry L reported that he came here 15 years ago at the tail end of that. Everything at that time needed to be repaired. Every Board since took a theme and everything has been fixed and improved. Now we're financially sound and when the developers handed the park over, it was \$5,000 in debt.

Clyde Camp, lot 39, says each golf cart needs to have an owner's lot number on them. The 10 mph speed limit is for cars and golf carts. He is concerned that someone is going to get hurt. Another matter is to not let anyone in the park who should not be here. When an unknown car is blocking the gate, don't let them in. Be vigilant on those three things. Bobby Privette, lot 261, added that the golf carts are supposed to give way to other vehicles. (applause) Jerry L added that Bill said the there needs to be a licensed driver operating a golf cart.

Jerry Murchison made a motion to adjourn, Jerry Mazurkewich seconded it, and all voted in favor. The meeting was adjourned.

Respectfully submitted by Beth Wolfe