

MINUTES
ANNUAL MEMBERSHIP MEETING
PARADISE VALLEY CAMPGROUND OWNERS ASSOC, INC.
May 28, 2011

John Coons, President welcomed everyone. He explained that there would be two sessions today. The first session would be election of officers then a recess until 1:00 PM to allow the counting committee to tally the votes. At the second session the new Board Members would be announced and the members would have an opportunity to ask questions and discuss and concerns they might have.

Everyone was asked to stand and recite the Pledge of Allegiance to the flag. He asked the work camper, Alan Hall to say a prayer.

John asked if there were any new members present and if so to please stand and introduce themselves. The following new members were present: Sandi & Robert Gambescia, Lot 107, Becky & Jim Holton, Lot 203.

John asked the secretary if we have a quorum present, Bernie Berk of Lot 53 advised there are 204 members represented in person or by proxy therefore, we have a quorum.

John explained that three members need to be elected to replace, Jo Roskosh, John Morris and himself. The candidates listed on the ballot that was mailed out are: Joe Cuce Lot 230 and Mike Hennessey Lot 231. They were asked to stand and introduce themselves at which time Mike Hennessey withdrew his name from the ballot. The floor was opened for nominations. Tom Outland, Lot 115 nominated Nick Coman of Lot 90 and Nick accepted. Buck Tidwell, Lot 16 nominated Clyde Camp of Lot 39 and Clyde was not present but his resume is posted and his name was placed in nomination. Lanell Coons, Lot 264 nominated Becky Holton of Lot 203 and stated that Becky is new to the park but she was a paralegal and has served on many boards and would be an asset to the Association. Becky accepted. There were no other nominations and the nominations were closed. Each nominee was asked to stand and give the owners some information about their background, etc. The members were given an opportunity after each nominee gave their bio to ask questions.

Joe Cuce owns a business in Florida but is here April through October each year with occasional trips back to Florida. He thinks the maintenance fees should be increased in accordance with inflation each year until such time as there are enough funds available in the event of a major expense for the infrastructure. He thinks the residents of each street should determine if a covenant has been violated in their area and not by the written covenants. He thinks the "workshops" should be open to the members.

Nick Coman has served on the Board previously and also has served on Board in Florida with 812 members. He believes in the covenants and thinks they should be adhered to. After discussion he stated he thinks the "workshops" should be open to the members. He thinks the maintenance fees should be increased a small amount each year.

Nan Hohne of Lot 49 asked if a decision regarding lowering the rent for Sherrie Ivey was made at a workshop. She was told that it was. John said that would be discussed later in the meeting.

Sandy Schulze of Lot 212 was asked to read Clyde Camp's bio. He has served on a number of Boards in the past. Sandy said she could answer some questions on his behalf. He is not present because his grandchildren are graduating this weekend. He will be present for the regular meetings.

Becky Holton has served on Boards in the past. She was a paralegal for 26 years, has good organizational skills. Her husband served in the military and they have traveled all over the world. She can be at all regular board meetings. She said she is not familiar with the way this Board works so could not answer the question about open workshops until she is more familiar with the situation. She stated that at present she thinks workshops should be for the Board but no decisions should be made. It should be a discussion session only and then decisions made at the Board Meetings. She thinks a small increase in maintenance might be necessary.

John declared the nominations closed. The ballots were collected and the meeting recessed until 1:00 PM.

The meeting was reconvened by the President. The results of the election are as follows:

Beck Holton	142 votes	Nick Coman	117 votes
Clyde Camp	121 votes	Joe Cuce	115 votes

Therefore the new Board Members are: Becky Holton, Clyde Camp and Nick Coman.

John said Joanne Luchkowec of Lot 71 has done some research on a tornado shelter in White County and asked her to tell us about it. She said she talked to the Principal of the high school and there is a tunnel under the gym. He said legally he cannot tell us to go to the shelter however, he knows we are not safe in our RV and the gate is never locked and since it is located behind the football field, just drive up, park your vehicle and proceed to the shelter. She understands it is under the bleachers. It is not actually underground but is located under the bleachers. You enter the gate to the high school, bear left and it is on the right. You are permitted to take your pets. There are chairs, etc in the facility.

The cable service will continue as usual for the time being. John is still working with the providers.

There is some major sewer work to be done soon. Probably within the next three weeks.

Ray Schulze of Lot 212 was asked to talk to about the possible renovations of the pavilion. Elizabeth Carter of Lot 150 was asked of the Board to form a committee to explore renovations to the pavilion. The committee wanted to know what the owners wanted done to the pavilion so we are going to ask for a straw poll of the owners. John said we currently have approximately \$30,000. available for renovations. The following questions were asked:

1. Framing of current structure and install glass windows.
2. Enclose breezeway to accommodate windows.

3. Enclose the breezeway to accommodate screen now with the possibility of adding windows at a later date.
4. Insulate and finish interior walls.
5. Insulate and lower ceiling.
6. Install air conditioning.
7. Approve spending monies available at this time to improve pavilion.

Roz Berk of lot 53 asked if we know how much each of these items would cost. She thinks we should have some idea of costs before a straw vote can be taken. Ray said we have 2 bids for enclosing the existing structure and installing windows. They are approximately \$20,000. and \$10,000; for the air conditioning approximately \$6,000. Dawn Trantham of lot 253 said the committee only wants to get an idea from the owners as to what renovations they want done before we can go further. John reiterated that money is available for the renovations. There was a lot of discussion regarding costs and how far to go with the renovations. Ray said there was a suggestion from a board member to table the discussion until a later date. He asked for a show of hands from the committee members to table the discussion until we can get bids for each item. The committee voted to table the discussion. Beverly Sundin of lot 52 said a company came in a couple of years ago and there is a lot of work to be done before anything can be done regarding windows. She suggested we proceed with improvements gradually. Gwen Boozer of lot 89 asked, "After the \$30,000 is spent where the rest of the money is coming from?" Joe Cuce stated the Board has already decided to spend the \$30,000 regardless to whether the owners approve it or not. He also stated nothing will change until some of the current board members are voted off the Board. Buck said since we have a quorum present a vote can be taken today to spend more money. He made a motion to spend an additional \$20,000. The motion was tabled until all discussion concluded. Sandy asked if there is still a quorum present. John said a count would have to be taken before any vote. Ray said he has a turnkey bid to complete everything for \$42,600. John said he would like to get the opinion of those present as to whether to enclose the breezeway. A vote was taken to spend money on the current structure only or to remove the wall to the breezeway and enclosing it. A vote was taken to do nothing. Joe Cuce suggested the owners do the work instead of hiring a contractor. Tom Grice wanted to know why we were discussing the matter after it had already been tabled. After further discussion. Buck made a motion to approve an additional \$20,000 making a total if \$50,000 to be spent on renovations to the pavilion. Wilbur Parks seconded the motion. Some one said proxies do not count. The wording of the proxy form was read and it can be used for a vote. Someone asked for the number of proxies. It was determined there were a total of 78 proxies submitted. There was more discussion on the use of proxies and according to the By-Laws and the Covenants the proxies are legal. A vote was taken by a show of hands to spend \$50,000. The motion failed. After further discussion Buck withdrew his motion.

An owner commended the Board on dealing with Sherrie Ivey's contract. He feels she is an asset to the park.

Beverly Sundin would like to know when the plastic on the outside of the pavilion will be repaired.

Rod Gibson wanted to discuss the Board workshops. He said according to the covenants each member is entitled to vote on every issue. He questioned why the minutes are not published. He thinks all sessions of the Board should be open to members to attend, not necessarily speak. Ray Schulze said Georgia Statutes require minutes of all meeting be posted for the members to see.

Gwen Boozer asked if the Association pays the utilities for the real estate office. It was explained we do because the utilities are on the same meter as the laundry room and the pool. She asked if they are included in her rent. They are. Also do we pay for the work camper's laundry? The answer is yes.

Rose of lot 65 thanked everyone for all their work.

Buck thanked John Coons, John Morris and Jo Roskosh for their work on the Board the last two years.

A motion was made and seconded and carried to close the meeting.

Recorded by Jo Roskosh
Transcribed by Elizabeth Carter

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