

Annual Owners Meeting 5.28.16

Bobby Privette, Vice President, opened the meeting by stating we have a quorum and then called the meeting to order. He saluted the veterans as his heroes (applause) and started by standing and having a moment of silence in honor of those who served, are active, have retired and those who have gone on. The Pledge of Allegiance was said.

New members since last May were asked to stand and were applauded. They were welcomed to PVC, a premier campground in this country. They will be recognized at the June meeting.

### **Important information Review**

The rule in the campground is that golf carts give way to motorized vehicles and that the speed limit is 10 mph. Recently we had a problem with a well on Side 1. Side 1 is this side of Town Creek and side 2 is for the other side of the creek. A red placard on the gate with a 1 and a green B means boil your water on side 1. The same is true for side 2. If there is only a 1 or a 2, more information is on the bulletin board.

**Last year's accomplishments** were highlighted.

Thanks to the gardening committee, who cleaned up several of the common areas. They were asked to stand and were applauded.

The caretakers program, headed by Clyde Camp, was a great success and it was a smooth winter. The caretakers were riding around day and night, looking out for our campground.

Pump houses 1 and 2 had problems and now they have been replaced. A lift station had a problem and it was replaced. It was expensive because it was an emergency and was in the middle of the rainiest weather.

Due to the diligence of Tom Grice, there is a new arm on the gate. We have new pool furniture around the pool because some owners requested the loungers be higher. We also have new umbrellas by the pool as well.

Joe Cuce, the former head of Water and Sewer, worked very hard and made sure there were new cutoff valves on sides 1 and 2 so we don't have to disrupt as many people when there is a water issue. The culvert down by the roll off was replaced. There was a health fair, put on by the activities committee. There is so much the activities committee does, they are so strong, that there is plenty to do if you wish.

The park has been financially sound all year and didn't have to raise dues. (applause)

Bobby took **motions** from the floor **for a moderator**.

Ray Schulze, Lot 212, nominated Jerry Lightner saying he did an outstanding job last year. The motion was seconded by Bobby Watts, Lots 193/194. No other nominations were put forward. Clyde Camp, Lot 39, made a motion that the nominations be closed. Carol Winter, Lot 149, seconded. All voted aye.

Jerry Lightner took over and thanked Bobby for the good job he just did.

Jerry asked if everyone had a good winter and then asked for questions from the floor.

Tom Grice, Lot 213, stated that we've already talked about the ones (service personnel) who have not returned. Let's not forget the ones, dependent wives, husbands and children, who had to stay behind and take over when their loved ones were gone. (applause)

Carol Winter, Lot 149 - asked what is the plan for road work this year. Some of the surfaces have cracked. Darrell Williams, Grounds, stated this will be looked into. He'll contact the company who sealed the roads to check on that.

Beth Wolfe, Lot 166 - stated that name tags were being sold by Activities Committee for \$8 and they could be kept at the pavilion so everyone could remember your name and we'd be an even more friendly park. They could be ready by the next board meeting. She also urged the owners to fill out emergency contact forms in the back of the room so that the park could be helpful in case of an accident and contact a friend or family member not living on the lot.

### **Main shut off valve**

Jerry Lightner, Lot 211, asked about the main shut off valve for your water on your lot. He added another valve instead of replacing the original. Is that the correct procedure?

Bobby Privette, Water and Sewer - The park owns the pipe that goes to your lot. You own the cutoff valve. It is your responsibility. There was problem of that kind. A lot of the older main valves are giving out. Some folks don't know where those valves are. We'll take it up with the board. In my opinion if the board said they owned the valve and took responsibility, it would take care of a lot of problems with burst pipes in the park.

Tom Grice, Lot 213, said a lot of those blue-handled valves are buried.

Roy Garceau, Lot 279, asked if historically the pipe only was supplied, how would the park supply water to your lot without a shut off valve? My opinion is that when they put it in, they put in the shut off.

Bobby Privette, Water and Sewer, the valves were installed by the developers, not by the park.

Susan Crane, Lot 26, commented that when she comes in the park after an absence, if it's been raining, she has to reach down through the water to get that valve on.

Jerry Hyman, Lot 285, reported that Lowe's makes a tool that turns it on and off.

Rod Gibson, Lot 18, stated that he wanted to put in a plug for the computer system that Beth Wolfe and Sue Riff are doing. It's the best way to keep in communication of what's going on, here and in the winter. There is going to be more interplay in the future. If you haven't signed up, see them. (applause)

Darrell Williams, Lot 68 and Grounds, reported that the dumpsters are for household garbage only, not for benches, chairs, tables. Those other things need to go to the roll off. He has to dig through the dumpsters to get it out. We could get fined. Also, our flag will be changed before Memorial Day.

Sandy Schulze, Lot 212, told that we have a gentlemen, the Can Man, who comes in with a golf cart. We're going to make arrangements for him to get in. His golf cart looks a little raggedy but he's a nice person who picks up our cans. Please let him in the gate until we can make arrangements.

Tom Grice, Lot 213, stated that Roger and Carole Martin are our new work campers, are supposed to work 20 hours a week. But it seems Roger works about 80 hours a day!

Roger Martin, Work Camper, stated that the can man no longer has a golf cart and is going around in a white pickup. Roger also requested that people please pick up their cigarette butts or put them in a can and take those butts with them. He thanked them in advance.

Rose Cherwinski, Lot 65, stated she wanted to take this time to thank all the board of directors past and present for all the work they do. A lot of us take it for granted, but we shouldn't. She said she's been here 21 years. She's seen nothing but improvements. Every year it improves and because of that we have one of the best parks in Georgia. (applause)

Mildred Pelt, Lot 141, questioned why we are giving the cans to the can man. When did we start doing that and not keeping the money for ourselves? Why aren't we doing it ourselves?

Jerry replied that owners could do that.

Tom Grice also replied saying for the past 2-3 years no one has been picking up the cans.

Jerry said that it would be taken to the Board

Mildred said she thought the activities committee did it. She volunteered to take the cans to her house and she could keep them there until there was enough to take. She added that the VA badly needs help showing the veterans we are thinking of them. She will take notes or cards and we need to tell them in that they are not forgotten. Many owners are retired and it only takes a minute to write down God bless you and we care about you.

Jerry asked again if anyone had any questions and remarked that obviously everyone's doing a pretty good job and everyone's happy with so few questions. Throughout the meeting he had repeatedly asked for questions and was met with long pauses.

Kathy Gibson, Lot 18, asked Mildred Pelt if she turned the money into the treasurer. Mildred said she had. If the treasurer wasn't available she gave it to Clyde Camp a couple of years ago, but he joked that he didn't remember things that happened before yesterday.

Jerry Lightner asked if there are no more questions he'd turn it over to our vice president who has something. He complimented everyone on a good job. (applause)

### **Lift Stations**

Bobby Privette, Lot 261 and Water and Sewer, thanked Mr. Lightner for the good job and that it was appreciated. (applause) Last year we had to replace a lift station. We do not have **A** septic system in the park but septic **systems**. There may be 10 people or only 1 on each one system. Here is an explanation of what a lift station **does**. First off, some lots don't use lift stations. For those owners, they flush the toilet and the waste goes to the septic tank where the solids are stored. The excess fluid is released to the drain field where it seeps into the soil along perforated pipes. That is the situation when their septic tank is at a higher elevation than the drain field. Where the septic tank is at a lower elevation than the drain field, the owner flushes, the waste goes to the septic tank, but then the liquid must be pumped **up** to the drain field to seep into the soil along the perforated pipes. The lift station gets that excess liquid from the septic tank up to the drain field. There is a lift station across the bridge. A warning light came on and we looked inside. The drain field was full. It wasn't because of flushing, or rainwater, it was a stream of water coming in from underground. The water table was too high. The lift station's lid was decayed and was no longer sealed. It was then pumping water out of the ground and pumping it up to the drain field and the drain field was full. The pump truck had to pump out the drain field. They fixed that. He then turned on the TV to start a slide presentation. Bobby gave kudos to his wife Dawn who decorated the slides he was about to show so they looked great. (Pictures accompanied each of the cited lift stations.)

He stated that we have lift stations in need. Everything is still working but we are getting close to an emergency situation. His presentation was to see if owners agree with the board that something needs to be done.

Bobby showed a picture of lift station 24, outside Bill Maxwell's lot. The lid is open and cannot be attached again. The water is coming in and it's pumped into the drain field.

Lift station 23 is standing in water right now and showed the picture. This one is located across from the Constantine's in that green belt there.

Lift station 26, is on Speckled Trout at the very end. Water is standing in there. There is a wood board screwed in to keep the tank from popping up. He believed it's behind Ken Killgo's lot.

Lift station 32 by Lynn and Mike's place. They had a stench coming out of there. They had a lid put on and it's caving in on it. Danny Graves put tar paper and than a metal plate on it to keep the smell down.

Lift station 31 is by Dwight and Donna Winburn's. North Georgia Environmental said that it was not in use and to not deal with it but it **is** in use. The side of the lid is caving in. The pipe should be in the hole. We would not want to let a kid stand on it. Those are the lids that are on those septic tanks. The pipe should bring out the liquid from the septic tank. The lids in the septic tanks need to be sealed so the water from outside does not fill them and get outside water pumped up to the drain field and fill the drain field. Also the unsealed septic tanks are allowing raw sewage to escape. Bobby thanked the assembly for their attention.

### **What we're asking for**

Last year the lift station that was repaired was the worst case scenario. Linda Kendall was the only one here on that system at that time. It was an emergency situation where we requested she not dump her tanks for 3 days. We don't want to be in an emergency situation. North Georgia Environmental can't tell us exactly how much it's going to cost because they have to pump water out of the drain field and the amount is unpredictable. We can't depend on the old PVC pipes. We need good brass ones. The new lift station we would get is a different type of system altogether. The new system will be totally self-contained. They are totally in the ground with all the pumps and levers and switches. One pipe in and one pipe out and a lid above ground instead of these big boxes.

The emergency one done last year cost \$6,000 to get it in really good shape. We didn't get a new pump because it was working at that time. If you would figure the worst case of \$6,000 to fix the 5 lift stations on side 2, it would be around \$30,000. There is a questionable lift station on side 1, but it's still working. It's getting bad but isn't really bad yet. If there's money left over from the \$30,000, we would use it of fix that lift station.

### **Discussion of Lift Station Replacements**

Linda Kendall, Lot 231, asked if this is something that has to be decided at the board level or can we approve it.

Bobby replied Ray Schulze, our Parliamentarian will tell how to do it, but that the Board cannot decide to spend \$30,000. We can only spend up to \$5,000. Spending more has to be voted on by the owners, as it should be. Clyde Camp, Lot 39, stated that we know the board can only spend \$5,000 without a vote. His opinion was that with this situation, if it can go wrong, it **will** go wrong. If that side goes out, they'll have to close that side of the park. We could use the situation now as an emergency because we don't know if it will go out.

Rod Gibson, Lot 18, said that the Board was trying to make everyone aware. He also remarked that if you ride around in your cart, you can smell things here and there. When the developer did anything, it was the cheapest way. The park usually fixes things properly. We should bring this to a vote and then have a discussion. We need a motion to spend the \$30,000.

Rory Riff, Treasurer, said that we have over \$100,000 in Water and Sewer Reserve Fund. The money can come out of the reserve fund and there wouldn't be a one-time assessment. It's good to have it but that's what it's for.

Linda Kendall, Lot 231, made the motion to spend the money up to \$30,000. Gene Ewert, Lot 83, seconded the motion.

Becca Roby, Lot 98, suggested we go ahead and approve \$30,000 and add 10-20 % in case it goes over.

Rod Gibson, Lot 18, asked if we needed to amend the motion. Many owners replied yes. He suggested we make a specific percent, put a number on it. He asked Rory if Becca's said 10-20% would be all right or would it be better to have one percent or one monetary figure and would we have to amend the motion.

Rory Riff said the last station was \$6000 and 5 times that would be \$30,000. That's the worst case situation.

Gene Ewert, Lot 83, asked Bobby how much he thought it would take.

Bobby replied he felt safe with \$30,000. If we have the money, let's get the one on this side as well. The members seemed to agree with many random yes's. The board agreed it was an emergency situation, but they wanted the owners to make the decision and not let the board tell the owners what to do. If it was an emergency, the board would take care of it but wanted the owners to have a say.

Gene asked if \$35,000 would do it.

Tom Grice, Lot 213, added that when the work was going on, he saw it happening. He said that he couldn't see it would cost any more per lift station than what it cost to do that one. (\$6000)

Jeff Hamm, Lot 136, made a motion to give the board the authority to spend what it takes to make water and sewer first class. If a special assessment is needed, we pay for it and we let the Board make that decision. We want to keep our HOA financially solvent.

Jerry noted that there was a motion on the floor and there couldn't be another motion. The first one needed to be amended. He wanted to get through the discussion and then the motions could be amended.

Richard Peavy, Lot 91, said that his understanding was the contingency fund was just for this purpose and the owners could just say let's fix it. (applause) Let's fix it right and we shouldn't need any more funds.

Carol Winter, Lot 149, asked that the motion and amendment be made so we could move forward with this.

Jerry asked Linda to amend her motion to allow them to spend the required funds to fix the lift stations that are required to be fixed.

Linda Kendall, Lot 231, made a motion that, if the funds are there, to spend to have all of them fixed, all 6, one at a time. Gene Ewert, Lot 83, seconded the motion.

Bonnie Merritt, Lots 153, 154, 155, asked where is the lift station on side one of the park. Bobby Privette agreed that It's at Bobbi Harden's lot. She added that she's with everyone and that if it's broken let's get it fixed and get it over with.

Jerry asked for a voice vote and it passed unanimously.

Jerry then stated that the owners were saying basically, get them fixed, spend the required money for all of them that needed repair.

Bobby then added that the owners are beautiful people and he'll get it fixed.

Jerry replied that Bobby and Joe put a lot of effort into this and asked that they need to be commended for their work. (applause)

Carol Winter, Lot 149, asked what the protocol is on the committees? Are there reports on what's being done on the committees? She noted that they would report back to the Board but was specifically interested in Rules and Covenants to get an idea as a member about what is being reviewed.

Tom Grice, Lot 213, stated that committee meetings are going to meet twice where you can come to give your input. Speaking for Bill Maxwell, he will be having meetings before the rules are brought back to the board.

Carol questioned if there would be published information she could read. Tom replied that no, but she could come to the meetings. She replied that she couldn't always attend all the meetings. Jerry said the it was the same with him but she could get in contact with Ray or write a letter and they were always answered quickly. Rory Riff, Lot 86, replied the minutes of the workshop will be posted after the meeting. Beth Wolfe, Lot 166, stated that the minutes from committee meetings weren't posted, but minutes from the owner input meeting would be posted as well as Board workshop minutes. Workshops are 8 days before Board meetings.

Sandy Schulze, Lot 212, reported that the park needs 4 new board members this next election. Be diligent and talk to your neighbors and think about who would like to serve. Tomorrow at 1 is the cookout. June 4 is the yard sale. The requirement is that you have to live here one year from the date of the election, Sept. 3.

Gene Ewert, Lot 83, made a motion to close the meeting and it was seconded by Clyde Camp, Lot 39. Unanimous approval.

Respectfully submitted

Beth Wolfe