

## MINUTES

Board of Directors Meeting  
August 12, 2006

The Meeting was called to order by President Grice. President Grice ask Mr. Carter to lead the members in Pledge to the Flag.

President Tom Grice asked Secretary John Morris to call roll Other Board members present were Gene Ewert, Jerry Higgins, Ridley Nolan, Buck Tidwell and Holley Watkins.

President Grice asked first time attendees to introduce themselves by name and lot number.

President Grice informed the membership that the minutes of the last meeting were posted for the members plus each member of the board received a hand delivered copy. Therefore, President Grice stated the minutes would not be read and asked for any corrections to the minutes as written. Holley Watkins objected to the minutes and made a motion that all personal opinions not be included in the minutes. Gene Ewert second the motion. No vote was taken. Buck Tidwell stated that the minutes were either accepted as written or corrected. President Grice stated the minutes should included only the names of the individual making the motion, who seconded the motion and the outcome of the vote.

Treasurer's Report was read which shows an income in July 2006 of \$4,940.02 and total expenses of \$10,333.17 leaving a balance of \$164,331.16. The Treasurer's Report will be posted and filed for audit by the Finance Committee. (copies available)

## COMMITTEE REPORTS

**WELCOME COMMITTEE:** Report given by Elizabeth Carter Lot 150. Park Rules will be included in welcome packet. Ask membership to let welcome committee know of any new lot owners.

**CRISIS COMMITTEE:** Report given by Elizabeth Carter Lot 150. Elizabeth read the mission statement and ask the board to ratify it. Gene Ewert made motion that the mission statement be ratified. Honey Watkins second the motion. Gene Ewert, Honey Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

**ACTIVITIES COMMITTEE:** Report given by Lanell Coons Lot 264. Lanell read the report dated 8-12-2006 which covers the activities from August 26, 2006 thru September 16, 2006. This report is posted on the board for an members to review.

**COVENANTS COMMITTEE:** Report given by Bernie Berks Lot 53. The covenants changes for Articles I thru IX were approved by an overwhelming vote. Bernie asked for the boards approval to proceed with mailing out the covenants changes for Article X and the corresponding addendum. Gene Ewert made the motion to proceed. Jerry Higgins second the motion. No vote was taken. Questions were ask regarding the addendum. These questions were answered. Gene Ewert made motion to proceed. Holley Watkins second. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

**ARCHITECTURAL COMMITTEE:** Report given by Nick Raptis Lot 287. Architectural committee works to comply with the covenants. The committee tries to accommodate the lot owners as long as it is in agreement with the covenants.

**GROUNDS COMMITTEE:** Report given by Buck Tidwell Lot 16. Buck ask that the guidelines be approved. President Grice read the guidelines. John Morris made motion to approve the guidelines. Gene Ewert second the motion. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0. Buck reported that the pool lights were being left on. If you turn on the lights, please turn them off when you leave. Dog poop was found around the pool area. Members with dogs are not permitted around the pool area. Please comply and keep the pool area safe and sanitary for other members. Members are reminded once again that only garbage is to be put in the dumpsters. Stop putting large items inside the fence for some one else to pick up. If you need to dispose of large items, put it in the roll-off dumpster. You can get the key for the gate from a board member. At least two members are trespassing on lot 261 and destroying trees by running over them. We are trying to clean up the trailer area--mow the grass and rock the area. Please unlock your trailers so they can be moved.

**RULES COMMITTEE:** Report given by Gene Ewert Lot 124. Revised the park rules which included removing the covenants items. Gene read the park rules as revised. Gene ask the board to approve the revised park rules. Buck Tidwell made motion to approve the park rules. Gene Ewert second the motion. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0. President Grice read the mission statement for the rules committee. Holley Watkins made motion to accept the mission statement. Buck Tidwell second the motion. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

**FINANCE COMMITTEE:** Report given by John Morris Lot 174. John ask that the guidelines be approved. President Grice read the guidelines for the finance committee. Holley Watkins made motion to approve the guidelines. Buck Tidwell second the motion. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

**WATER AND SEWER COMMITTEE:** Report given by Ridley Nolan Lot 235. Ridley stated that there was nothing to report other than everything seems to be running alright.

### **UNFINISHED BUSINESS**

1. Traffic flow in and out of the park. Report by Holley Watkins Lot #5. The committee has more work to do regarding the one way streets in the park and the traffic flow problem at the front entrance.
2. Speed limit signs. President Grice ask Buck to proceed with the purchase of the signs for speed limits, no parking signs for the drain fields, and street signs for certain streets.

### **NEW BUSINESS**

1. Ditch work proposals. Proposal for repairing the ditches were solicited from 6 contractors. Two contractors said they were interested and showed up to look at the ditches but only one submitted a bid for the work. John Morris made motion to expand the search for additional contractors capable of doing the work so we would have competitive bidding. Gene Ewert second the motion. No vote was taken. Buck point out the condition of certain ditches are critical and need repaired now. Gene Ewert amended the motion to fix the ditches that are critical excluding the ditches on lots # 214, 215, & 216. Holley Watkins second the motion. No vote was taken. Considerable discussion about the scope of ditches to repair followed. Gene

Ewert made motion to fix only those ditches identified by Buck as critical. Holley second the motion. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

2. Contract for pool and water. President Grice stated that Patrick S. Powell' s contract needed to be renewed, since his contract was up August 1,2006. Holley Watkins made motion to accept contract addendum submitted by Powell. Motion was second. No vote was taken. John Morris amend the motion to accept by accepting the salary increase from \$320 to \$350 and bring the contract up to date. The motion was second. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

3. President referred the boards attention to letter written by Mr. & Mrs. Liebal Lot #161 Holley Watkins made motion to accept Liebal' s statement. Buck Tidwell second the motion. After considerable discussion whether the access to Lot #161 was a road or an easement, Holley Watkins, Jerry Higgins, & John Morris voted yes. Ridley Nolan & Buck Tidwell voted no. Gene Ewert abstained. The vote carried 3 to 2.

4. Parking area for trailers. President Grice ask for motion to gravel the trailer parking area and charge members to park there. It was estimated that \$2,000 would cover the cost of the gravel. Gene made motion to spend up to \$2,000 for gravel and charge 1/2 the price charged in town for parking trailers. Motion was second. No vote taken. Holley amended the motion to charge \$1 per day or \$15 per month & 1 unit per lot. Gene Ewert second the motion. Discussion follow regarding the cost of parking trailers. Gene Ewert, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted no. Holley Watkinsvoted yes. The motion failed 5 to 1.

5. Pick-up Campers and two R.V.' s on one lot. President Grice referred the boards attention to a letter a written by Gloria House & asked for their response. John Morris made a motion to allow lot owners 48 hours to load and un-load trailers, truck campers and RVs. Buck seconded the motion. Gene Ewert, Holley Watkins: Ridley Nolan, Jerry Higgins, Buck Tidwell and John Moms all voted yes. The motion carried 6 to 0.

6. Complaint Protocol. Gene Ewert made motion to accept the protocol agreement for each committee. Ridley Nolan second. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, and Buck Tidwell all voted yes. John Morris voted no. The motion carried 5 to 1.

President Grice ask people to sign up to serve on long range committee. Sheet was place at front table.

Gene Ewert made motion to fix leak in pavilion roof. Holley Watkins second the motion. Gene Ewert, Holley Watkins, Ridley Nolan, Jerry Higgins, Buck Tidwell and John Morris all voted yes. The motion carried 6 to 0.

Gene Ewert made motion to get rid of roll off dumpster. Holley Watkins second the motion. No vote taken. Gene Ewert amended the motion to reduce the dumpster size to 1/2 and put it in the tractor area. No vote was taken. Discussion on the size and cost of dumpster followed. Gene Ewert amended his motion to put big dumpster in tractor area. Before vote could be taken Gene Ewert withdrew his motion.

## **MEMBERSHIP OPEN FLOOR COMMENTS**

Request that a defibrillator be purchased for campground use. Several comments were made regarding its use and responsibilities associated therewith.

Comments made that ditches on lots were non-functional.

Question the rule why only license drivers could drive golf carts.

Comment to put the 48hr load and unload provision in the covenants changes.

Need to drive safe and look both ways when entering Hidden Valley Road from Happy Trail Road.

Need volunteers to stuff envelopes with proposed covenants changes.

**Minutes by John Morris**

Conversion / revision - John Coons