

**MINUTES**  
**Board of Directors Meeting**  
**July 9, 2005**

President, Ridley Nolan called the meeting to order by welcoming the members and repeating the pledge to the flag.

Secretary , Elizabeth Carter read the minutes from the Annual Membership Meeting, May 28, 2005. Motion by Nick Raptis to accept minutes as read; seconded by Charles Preslar, voted called, counted and carried. She read the financial report for June. Richard Peavy motioned the financial report be approved, seconded by Buck Tidwell, vote called, counted and carried.

**COMMITTEE REPORTS**

**Architectural Committee:**

Holley stated the new County ordinance for construction was approved by the White County Commissioners, July 5, 2005. However, there is a discrepancy in section 800 pertaining to the amount of deck allowed. The original copy of the ordinance stated 400-sq. ft. or 15% of the lot, whichever is greater is allowed. The work "greater" was changed to "lesser" by someone. He has a meeting with David Sutton, Monday July 11, 2005 to resolve the discrepancy. Owners will not be allowed to pour large concrete slabs in the future. The ordinance specifies only 20% of lot can be covered in impervious surface. As soon as the Board received a final copy of the Ordinance, it will be posted on the bulletin board in the pavilion. The Architectural Committee is in the process of writing new guidelines for the construction of screen rooms to present to the Board for approval. The members were advised of the situation that exists on Lot 26 where the owner used a composite siding which was not approved by the Committee. The Board has received a letter from his attorney and has answered with a denial of the variance.

The Architectural Committee will meet the first and third Thursday of each month to review any requests received. Requests will not be approved except on those dates.

An affidavit has been prepared for owners who wish to perform routine maintenance and repairs (i.e.: repainting, replacing underpinning; slide out covers and roof replacements). All park models must have a holding tank and a knife valve. White County is requiring a site plan for placement of RV's on all new lots.

**Grounds Committee:**

Buck advised that the lock to the gate for the roll-off dumpster has been changed because of abuse by some owners. All Board Members have the key and they will open the gate for anyone wishing to use the roll-off. If owners continue to abuse the dumpster, it will be removed.

Limbs must be cut in 4-ft. lengths, bundled and tied. Boxes and jugs must be flattened before being put in the household dumpsters. **YARD TRASH IS NOT ALLOWED IN THE HOUSEHOLD DUMPSTERS.** All members are urged to get involved in helping control the abuse of the dumpsters.

**Septic System:**

Ridley advised the members that we had to have the lift station located adjacent to Lot 34 repaired at a cost of approximately \$6000. It was apparently struck by lightning and we have filed a claim with our insurance for reimbursement.

**Rules:**

1. Owners must clean up after their pets.            2. Pets are not allowed to run loose.            3. Golf Carts must have lot number on cart. If driver is underage, a licensed adult must be in the front seat.

We received a complaint from an owner regarding a dog running loose and loud noise after quiet hours. The problem has been resolved. Owners cannot stay in their screen room without an RV on the lot. In extenuating circumstances, waivers can be issued by the Board. Owners cannot rent just the screen room.

**OLD BUSINESS**

Richard Peavy presented Holley Watkins with a plaque on behalf of the members in appreciation for working so hard with the County on the new ordinance.

Richard contacted 5 paving companies requesting sealed bids for repaving the streets in the campground. Richard opened the 4 bids received. The Board will review them and the members will be advised of the decision at a later date.

In preparation for the road project, the bridge was inspected and decay was found. We contacted a qualified company to repair the damages. The bridge surpasses all County and State requirements.

### **NEW BUSINESS**

In the future, anyone wishing to speak at a meeting must submit a request in writing to the Secretary or another Board Member prior to the meeting.

We have been advised there is a park model in the campground with no holding tank or knife valve. The Secretary will write a letter to the owner requesting them to fix the problem.

Motion to adjourn by Buck, seconded by Holley. Meeting adjourned.

**Respectfully submitted, Elizabeth Carter**

### **SECOND SESSION**

The Board of Directors reconvened to meet with John Coons to discuss a Website for the Association.

John had previously met with Ridley and Richard and at their request removed the pages containing advertisements from the Website he had developed.

Ridley asked John if he was going to retain ownership of the current site, pvc4u.net. He is. Our attorney has advised us that the Association should have an official Website and the Board of Directors should retain ownership. John said he would volunteer his time and will develop and manage the Website for the Association. At previous meetings the owners had expressed their desire for a Website containing the minutes, calendar of events, newsletter, rules and how to contact the Board of Directors. Richard said he has received favorable responses from some of the owners regarding posting vendors to do maintenance.

Ridley asked John again if he would develop and manage site for the Association and operate under the direction of the Board. John said he would be glad to donate his time. It was decided that Ridley will be his contact with the Board.

Richard motioned to accept John's proposal. Buck seconded, vote was called, counted and carried.

We discussed the trailer storage area. Ridley thinks the owners who will utilize the area should fund the development of the site. We thanked John for all the work he has done on the project.

It was decided that Board members should not loan the key to the roll-off dumpster. The Board member should accompany the owner and unlock the gate.

Ridley will contact another waste company for prices.

Holley motioned the assessment for the road project will be \$600.00 due and payable by August 15, 2005. Buck seconded, vote called, counted and carried.

Richard will contact Overstreet and NE Georgia Paving to arrange a meeting with the Board of Directors. Buck said the cover at the lift station adjacent to Lot 223 needs to be replaced. Ridley and Ken Killgo are going to replace it.

Buck said the flush out valve for potable water near Lot 107 needs repairs. Ridley will take care of it.

The meeting was adjourned.

**Respectively submitted, Elizabeth Carter, Secretary**

# www.pvcoa.com

a web site owned and operated by the Paradise Valley Campground Board

**Background:** During a review and preliminary meeting concerning pvc4u.net web site it became clear that there is a desire by the Board to have an Internet web site that is viewed by the Board as their official or approved web site and that control of such a web site should be exclusively with the Board in compliance with Board (historic?) desires.

**Alternate Solution:** This situation might perhaps be best remedied by the creation of a web site that is utterly a creature of the Board and appropriately titled. Fortunately such a Domain name is available now. Such site would contain only those functions, content, graphics, text, that is directly related to the Board. Such site would be owned by the Board. Such site would have both domain registration and hosting accounts reflect Board ownership and no other entity would participate in such a way that successive "web masters" could serve in that capacity solely at the pleasure of the Board. Such site would be funded solely by the Board and recognized as a "voice of the sitting Board".

**Suggested Content:** Since this web site is only about the business of the Board and Owners Association, it *might* offer the following.

- A. A secure area for minutes, financials and other "private" content for Owners
- B. Special Documents, forms, etc.
- C. Officers, Directors, official Committees
- D. Notices, Instruction, Board Policy, Direction
- E. Detail on water, sewer, grounds, bridge, roads, etc ?
- F. Official Email communication net information ?
- G. Official voting and poling information
- H. Payment gateway

**Implementation:** This site would purposefully contain no structural content that would encourage discovery by any search engine, would contain no linkage to any other web location, would contain no text Email addresses and otherwise be hostile toward discovery on the Internet in general. This web site would be "private" in so far as it is possible to be private on the Internet. (oxymoron)

I will be pleased to work with the Board in the creation of a site for the Board meeting these goals and *specifically limited in scope* to these purposes and structure. I will be pleased to create such a web site as the sole property of the Board.

I suggest a single Board member be selected to funnel content and direction to the web master on behalf of the Board. Such person might be seen as the "interface", providing a single voice.

If this option is selected, pvc4u.net will continue as a web site published privately, leaving PVC policy, and directly related matters, under the control of the Board on it's web site.

John Coons  
Lot 264

Attach to Board minutes/