

## MINUTES

### Board of Directors Meeting June 7, 2006

The meeting was called to order by President Tom Grice. Other members present were: Buck Tidwell, John Morris, Gene Ewert, Jerry Higgins, Ridley Nolan and Holley Watkins.

The meeting was opened with the pledge to the flag.

The minutes from the May 27, 2006 meeting were read and accepted.

Finance update for year-to-date ending June 6, 2006 was presented and approved as read.

E-mail dated June 5, 2006 from Jerry and Jet Lightner, Lot #211 (on file in its entirety) and read to the Membership. (see highlights below)

**PRESIDENT'S REPORT:** We live in what I believe is the greatest RV park to be found anywhere and our goal should be to keep it that way. Pat and I have traveled a lot, as all of you have, and I've never seen anything like this. It is truly Paradise. When the Board is in session, I will strive to act in a polite, professional manner, treating other Board members as I would like to be treated and I request and expect the same from the Board. To the Membership, thank you for attending this meeting and showing an interest in the daily operations of your park. I would ask that while the Board is in session that you remain quiet unless you are asked to speak until such time that the meeting is opened to the Membership. At that time, please stand and give your lot number so that the Secretary can enter that into the minutes. All Board meetings will be open except when any member of the community requests to speak in private to the Board on a matter or when the subject matter would be embarrassing to any member of this community. I would like to remind the lot owners that they have the right, with twenty percent of the voting members' petition according to Article 4.8 of the by-laws, that you can call a Membership meeting and I have to have a Membership meeting within thirty days of that notice.

A quorum was recognized and new lot owners were introduced.

**HIGHLIGHTS FROM LIGHTNER E-MAIL:** In summary, thanking last year's Board for the improvements to the trash area, pool, sign at the main entrance and at Highway 129, the lift station upgrades, to mention a few. "The Board did a great job and we want to thank you all for your efforts. The previous Board president handled the final meeting very well and we would like to recognize Ridley Nolan for that. It was our first meeting and we had heard stories of how out of hand they often get. It seemed the meeting was moving in that direction for awhile, but he controlled the situation and kept things moving along smoothly. Honestly, this is a vacation spot and everyone should get along on these issues. He earned our gratitude for his efforts!"

"Now I would like to take a few moments to address some concerns for the upcoming year. The atmosphere maintained at the last meeting needs to be continued and our members should be encouraged by the Board to stop complaining. Everyone should realize our glasses are half full! Board members need to refrain from any airing disagreements outside of the meetings."

Items offered for consideration: request to examine the procedure to change the bylaws or covenants and provide an additional, temporary trash dumpster during holidays and open the gate to provide access to the big dumpster.

## COMMITTEE REPORTS

FINANCE: Deposited income from Membership dues, mail box dues and gate card purchases in the amount of \$5,524.00 bringing our total account balance to \$177,982.63. Recent bills paid totaled \$3,252.36 which included such payments as sewer, electric, garbage collection, pool chemicals, lawn care and miscellaneous items. We have sixteen lot owners that have not paid their dues. Letters have been sent with penalties imposed for non-payment.

WELCOME COMMITTEE: Sandy Schulze, Lot #212 Chairperson asked the Board to accept and ratify the Guidelines for the Welcoming Committee consisting of:

1. Contact any new owner or renter in my section as soon as possible and present them with a copy of the Welcome Letter.
  2. Present and review covenants, park rules, by-laws, and guidelines for construction of buildings and aluminum awnings with new owners. Answer questions or direct to proper committee chair or Board of Directors for answers. Emphasize the importance of contacting the Architectural Committee prior to beginning any construction or improvements on the lot or building.
  3. Give the new owner or renter a copy of the Board of Directors and Committee Members.
  4. Complete information sheet and give copy to Secretary of Board to be filed in owners file.
- Motion was made to ratify the guidelines as read. Motion was second and ratified by unanimous vote

ACTIVITY REPORT: Lanell Coons, Lot#264 reminded the members that all activities are posted on the billboard for easy reference.

Tuesday: 10:00 a.m. - Craft classes are very successful - 22 on the rolls now - 5 classes have been held with an average attendance of 16. June calendar is filled with July on the way to being full.

Wednesday: 1:00 p.m. - Hand and Foot card game led by Eleanor Mazourek, Lot # 181  
2:00 p.m. - Welcome Committee meeting.

Thursday: \*10:00 a.m. - Bowling  
\*10:30 a.m. - Line Dancing led by Bill Fort, Lot # 58.  
\* If times conflict - we will adjust later.

2:00 p.m. - Activity meeting to discuss upcoming Men's Breakfast, new pool furniture and 4<sup>th</sup> of July activities.

Saturday: 8:00 to 9:30 a.m. - Breakfast Volunteers needed.

#### COMMITTEE APPOINTMENTS:

##### 1. FINANCE

John Morris Lot 174 Chairperson  
Elaine Lucas Lot 119  
Cathy Linton Lot 111  
Maxine Childress Lot 79  
Sally Jones Lot 6  
Barbara Garrett Lot 244  
Charles Preslar Lot 164

##### 3. GROUNDS

Buck Tidwell Lot 16 Chairperson  
Jim Baggott Lot 123  
Rodger Smith Lot 178  
Sam Owens Lot 99

##### 5. RULES

##### 2. COVENANTS

Bernie Beck Lot 53 Chairperson  
Raymond Schulze Lot 212  
Anne Raptis Lot 287  
Elizabeth Carter Lot 150  
Bill Dotson Lot 46  
Nancy Hohne Lot 40  
Nick Coman Lot 90  
Beverly Sundin Lot 268

##### 4. ARCHITECTURAL

Nick Raptis Lot 287 Chairperson  
Bill Moore Lot 290  
Roz Berk Lot 53  
Bill Dotson Lot 46

##### 6. WATER AND SEWER

Gene Ewert Lot 124 Chairperson  
Anne Raptis Lot 287  
Ken Killgo Lot 218  
Bob Lucas Lot 119

Ridley Nolan Lot 235 Chairperson  
Jerry Higgins Lot 256  
Holley Watkins Lot 5

President Tom Grice ask the Board's opinion on the request of John Morris to consider a Crisis Committee which would consist of volunteers, in case of an emergency, who would be first responders to be of help to the emergency equipment such as seeing that the gate is open and any additional aid that is needed.

Motion was made to ratify each committee and approve their members as stated. Each motion was seconded and vote to ratify each committee and approve their members was unanimous.

**WATER AND SEWER:** President Grice praised Ridley Nolan's performance in maintaining the water and sewer system. The degree of sludge was recently measured and only one system had to be pumped. In addition to the baby wipes, mentioned at an earlier meeting, roots and a leak in the lift station, probably from ground water were discovered and will have to be repaired. Ridley added that grease was found in some of the tanks. The way that grease manifests itself is that it turns into a material very similar to soap. It floats on top of the tank and gets as hard as a rock. People think that liquid shortening will not cause a problem when it's poured down the drain. It must not be poured down your drain. It does not stay liquid when it gets into the septic system. It combines with bacteria as well as other things in there and it turns into a hardened material and clogs up the lines and the septic system. All type of sanitary wipes, which are described as biodegradable, are not to be used as they can clog up our system and literally destroy a pump.

**ANNOUNCEMENTS:** The minutes will be typed and posted within ten days. Anyone wanting a copy of the minutes please see the secretary and he will furnish you with a copy of the minutes.

Vice-President Buck Tidwell thanked the Membership for taking such good care of the park and mentioned how good the park looks.

President Grice, in cleaning out the office, found an abundance of unidentified keys and a motion was made and seconded to destroy the keys. Pictures and tapes will be given to Activities coordinator Lanell Coons for use in the history archives. Plats were also found in the office. Ridley Nolan would like any usable information on the water and sewer system. Also found was a metal key box which is going to be used as a suggestion box and kept in the clubhouse.

Comments from the Membership continued concerning the newly formed Crisis Committee as well as info for the Welcome Committee and items for the Rules Committee and the Covenants Committee. All items will be turned over to various committees, added to the agenda where appropriate. Motions were made to tabled until the next meeting the following.

1. Paving of street to Lot 73.
2. Speeding in park.
3. Measures taken to relieve traffic congestion at entrance gate.

Motions were seconded and votes to table were unanimous.

Motion was made to adjourned the meeting. Motion was seconded.

**John Morris**