

MINUTES
BOARD OF DIRECTORS MONTHLY MEETING
PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION
APRIL 13, 2013

Members Present:

Clyde Camp, Kenneth Killgo, Rory Riff, Tom Grice, Joe Cuce

Clyde called the meeting to order.

Clyde acknowledged passing of two members Holy Watkins and Chuck he also acknowledge the five women who have come down with a disease and should get all of our support.

Lord's Prayer & Pledge of Allegiance.

Dawn is not here due to her surgery. Rory will act as both Secretary and Treasurer today.

Rory: Motion to accept the minutes of our last meeting. Seconded and passed. The financial report and new budget were read. These included the new increase in the annual maintenance fees. Statements and the budget will be posted after the meeting. A motion to accept the financials and budget, including the 10% increase in fees, seconded and passed. As you know we are going to a clicker (remote control gate system) starting June 1, 2013. We have remotes; they are available for \$20.00 each, see me for any you need. They will be sold only to owners; if you have renters they will not be able to buy them.

Tom: We have lost four spaces for trailers due to our encroaching on an owner's lot. This should not cause a problem because we could add up to four new spaces if necessary. The pool will open on Memorial Day; we will be replacing the wood decking and removing two trees at the pool area. We will be putting a bench or decking by the shuffle board court. We have the equipment to replace the hot water heater in the laundry, John will need some help, and volunteers are welcome. Also, we have budgeted and will be trimming the trees on the side of the roads, they will be trimmed 4 feet back and 15 feet from the roads. Please have all lawns cut, driveways and RVs cleaned by the 15th of May, or you may receive a letter. We will have a group of (4) two from the grounds committee and two volunteers checking all lots for compliance after the 15th. At the present time we cannot fine any one, all we can do is hire someone to clean the lot and charge the owner; however, that might open us up to some liability.

We are going to replace some road signs; Ken has cleaned up some as well as could be. We will be putting signs up at the laundry, both entrances to the pool and at the main entrance. Also the sign on Bridge Loop will be replaced. Tom proceeded to read a letter dated Aug. 3, 2010 from Georgia Department of Natural Resources. The letter concerns the trout stream and states that the buffer zone of 50 feet from the stream must be maintained in its natural state. Basically Tom stated we have been allowed to mow within reason and the park has done this but owners are not allowed to remove vegetation or cut to the water, you could be libel for a fine of \$30,000.00 with no exceptions. The letters are available upon request. There are people cutting all the way to the water and they will be libel if caught. Tom also added, this morning an insulin syringe was found on the road, please be careful with your medical supplies.

Clyde: Mentioned Nick Coman is not present today due to a surgical procedure.

He also wants to make sure all new owners and everyone is aware of the situation with the possible fines by the government so if you see your neighbor cutting down by the stream you should let them know.

Joe: Winter went well a few leaks but nothing that caused damage to the system or our wallets. We had two pumps replaced over the winter waste disposal pumps. Thank everyone for me not having to come up and crawl around on my hands and knees. Now everything is in good shape. Right now our plans for the summer if the budget allows and we don't have any problems, is to valve each neighborhood on the

older side of the park. That way we can shut down smaller areas at a time if we have a problem. One other thing is we are going to have a refrigerator magnet made with the dos and don'ts concerning water and sewer these will be given out. Because of the illnesses in the park we are going to have our water inspected for Radon. There is no reason to think there is anything wrong but we will check anyway. Hopefully we will have results by the next meeting. Lastly a letter was written to Verizon about poor service in the area. We have contacted Verizon to see if they would put a tower on land we have available in the park, they would pay rent and it would increase reception for any carrier that would hook up to Verizon's tower. We are working on this and are waiting their response. There is a small leak in the park less than 5 gallons a week. I am waiting until we need to call the water company in for something else as to not pay the minimum \$145.00 service call charge. The leak is from a flush out valve and does not affect our drinking water.

Ken: Architectural: there are no changes as of now, the committee will be meeting to review some of the things. If you have any questions please refer to the covenants and or ask a committee member. From what we understand there have been a lot of changes from the county. We highly suggest you check with the county on any unsure questions. This year the county has been here at least 15 times, all of last year they weren't here that much. If you don't check and it's wrong they can make you take it down. We will meet with county next week and hopefully find out what the changes are.

Clyde: This is the last meeting of this board. However, with Nick not being here, I have asked Sandy Schulze, who has been elected to the new board, to get involved immediately.

Sandy: Activities are being organized to start up in May. Anything starting before the new calendar is out will be posted on the bulletin boards. We started card bingo last night and the turnout was great, based on the number of people in the park. Our Wednesday social has already started at 4:00 Wednesday afternoon, and then at 7:00 we will start movie night. Next Wednesday the movie will be Lincoln; the following Wednesday will be Le Miserable. Chairs will be set up however, you can bring your own for your comfort and pop corn or soda if you like. We would appreciate any suggestions or ideas you might have, please see Lynn Ewert or myself. Looking forward to a great season, and there are name tags available if you don't have one.

Clyde: Changes for next season. If you come to me with questions I will not answer them, I will send you to the appropriate board member. This is to stop any confusion or misinformation. Next we have no authority to fine anymore, we are talking to a new attorney; she handles covenants and bylaws. We will be talking to her so we can clean up the covenants and eliminate the grey areas. We have got to get to where we can fine in order to enforce the covenants and rules. So think about this when voting on changes. Speeding in the park is getting out of hand, this is everybody's responsibility. If you see someone speeding tell them to slow down, we don't want anyone to get hurt. Golf cart drivers: cars have the right of way. If we don't try to enforce the rules, the park is libel. Golf carts with kids: we had a couple of instances with under age drivers, we went to the owner and it was taken care of. Kids under 16 years of age and no license cannot be driving. We need to enforce the rules! This year will be going to do the same hours for the board, 8:00 – 5:00 Monday through Friday. Saturday and Sunday is for the owners that only come on the weekends. If you need one of us it would be a good idea to call us first and not waste a trip if we're not home or eating lunch. What we will ask, because there are strange cars in the park, we need you to meet your guests at the gate to let them in. We have seen strangers come into the park and go on someone's lot and go fishing. This is your park lets protect it. Don't let anyone in who you don't know this includes private contractors. An owner has told us that a wild boar has been spotted behind the dumpsters. If you see it, let us know, don't go near it and don't try to shoot it. We will call the county, please don't try to pet or feed it. Rental lots: I am not a care taker, I have been told by a renter, that they were told, that I would take care of them, that is not going to happen. Perry will be treating for poison ivy and poison oak, if you know of any please let me know.

Tom: Carol Dryden has asked for donations of Hostas; they will be placed by the front entrance to continue our beautification.

Clyde: The Saturday before Memorial Day is our annual owners meeting, if we can have a quorum, we can discuss and vote on some of our changes. Tell everyone you know to come. It will be easier to understand if you can discuss any changes.

Tom: Last year we missed a quorum by two people. It's your meeting in May, anything you want changed in this park, raise your hand, make a motion; if it's seconded, it will be voted on yes or no right then.

Clyde: We will open the meeting to the floor.

Gloria House Lot 80: How many feet from the stream can you not touch.

Tom: 50 feet. Simple answer, don't go past your property line.

Rod Gibson Lot 18: Suggests check lots for 911 address signs important in emergency.

Clyde: If you call 911 have someone go to the gate to let them in.

Sid Bringham Lot 62: Been here since 1996 never saw a board run as smooth and efficient as this board.

Lynn Ewert Lot 83: Let everyone know Dawn is on her way home.

Helen Czerwinski Lot 100: 911 should always be able to get in.

Jan Timateo Lot 59: 10% increase what is the actual new fee?

Rory: \$478.00

Jan I understand you want to have a quorum at our meeting to vote on changes, is there going to be a covenants committee meeting before the annual meeting?

Ken: Yes, there are 3-4 items that need to be addressed. Fines, yearly renters, water and sewer.

Kathy Opava Lot 169: We have to go home and won't clean our lot until 5/21 is this Ok.

Tom: Your lot looks good now there is no problem.

Sheila Mervin Lot 101: What are the painted white dots on the road? Do we have to paint the plastic out buildings?

Joe: The dots were put there by 811 and will go away.

Tom: The out buildings just need to be washed and cleaned.

Gary Gaylor Lot 94: Are electric scooters allowed in park?

Clyde: No

Ray Schulze Lot 212: Do not alter the stream flow.

Kathy Gibson Lot 18: If you hear emergency sirens anyone can go up and let them in.

Sandy Schulze Lot 212: Why can't we give them clickers?

Clyde: We have, we will continue to do everything we can.

Rod Gibson Lot 18: Why can't 911 keep track of the clickers?

Ken: Fed-X and UPS keep track of the clickers we don't know why the 911 people can't.

Gloria House Lot 80: Anybody who needs an ambulance I will open the gate call me anytime.

Clyde: Everyone has our number we all will help.

Clyde Meeting adjourned.

Transcribed by Rory Riff