

Board of Directors Meeting August 12, 2017

Bill opened the meeting. Mr. Peavy led the prayer and the Pledge of Allegiance.

Beth took roll. The members present were Bill Maxwell, Becca Roby, Alide Matthews, Jerry Murchison, Clyde Camp, Darrell Williams, and Beth Wolfe.

Bill welcomed everyone and thanked them for attending. He asked the new owners to stand and be welcomed.
Marlene Barton lot 127
Fred McCoy and Sue Steverson lot 123

Beth's Secretary's Report - Beth asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Clyde made a motion to accept the minutes, Alide seconded it. All voted for it and it was passed unanimously. Beth **thanked** Bill for taking the minutes at the July meeting, transcribing them and posting them on the bulletin boards and website. She also thanked Sandy Schulze for taking my place as the moderator of the Meet and Greet right after the Board meeting. I truly appreciate both of you! Beth presented an **election update** and requested all owners to please vote, if they hadn't already. So far she's received 152 envelopes, which is just over half of the owners. She would really like quite a few more. She hopes people will get in the habit of voting when a ballot comes their way!! She is accepting hand-delivered ballots at the pavilion between 9 and 10 a.m. on Saturday, Sept. 2. The counting committee will be there at 10 as well as members of the Board to verify the ballots before they are counted. **General Information handouts** were distributed on the back table. Becca and she created them using Sue Riff's reminders in the last Pipeline. She suggested keeping them in the directory for handy future reference. The new directories will have them included! They have what the B stands for on the gate, what garbage goes where and so much more! Beth announced that **name tags** only cost \$10!! The sign-up sheet was in the back and cash or checks could be given to her. **Directories** can be purchased for \$5 with the new General Information sheet attached. If an owner would like the information in a pdf sent to his/her email address, there's was a sign-up for that as well.

Darrell's Grounds Report - Bob's Tree Service has been looking at the **trees** on the green space that need to be cut down. There is a dead 70-foot pine tree and another 2 trees to gain access to the dead one because the dead one can't be climbed safely. The price on that removal is \$3,000 to remove, clean it up plus taking some limbs from two other trees on side one by the creek. The big pine could fall across the creek and hit cabins on the other side. Darrell wanted a motion for the Board to accept the bid. Clyde so moved and Beth seconded it. All voted for it and it was approved. There have been problems with one of the **washing machines**. One cannot be repaired. So we'll need to purchase a new one. The repairman took parts from that old one to repair one of the other ones. There are now two machines operational. Darrell added that the park may have to buy a couple before this season is over. They are six to seven years old and receive a lot of use. Darrell put speed limit **signs** up for both sides of the incline to Cardiac Hill (Big Rock Road). He had a sign made for the beginning of Valley Ct. stating it's a dead end street. There is now a sign when the **rolloff** gate is closed stating it is full so no one adds anything else. The Board has been talking about doing away with the rolloff because people haven't been breaking down the articles they put in there, such as boxes, swing sets and grills. Those things take up too much space in it. Darrell returned a couple boxes to the owners, who then broke them down. Darrell implored people to not put anything in it once it's full and to let a Board member know when it's full. The gate would then be closed and an email blast would go out with that information. Bill added that there were two full decks in the roll off, which filled it up. An owner is allowed to do that. A contractor is not. A deck needs to be taken apart so it doesn't fill the roll off. Things need to be broken down. The Board is not concerned about the weight inside but we keep paying to have it removed. Darrell added that the park has already spent about \$5000 this season. It's being removed about every other week. Bill stated that in '05, there wasn't a rolloff and owners had to take their non-household garbage offsite, which was inconvenient. The Board would like to keep the rolloff. Barney suggested keeping the back door of it open so that people could walk in and put their stuff in. But Darrell answered that then people would have things sticking out that door and it would be unable to be closed. Owners need to break down their stuff so it's used the way it's intended. All owners need to be watchful if they see a neighbor taking a big load to talk to them about it. Anyone needing help disassembling anything needs only ask. June Brangham, lot 62, added that some people are still putting things in the dumpster that belong in the rolloff. Bill added that it seems to be that the audience that needs to be addressed doesn't come to the meeting. Bill illustrated that with the fact that he has been going to the owners' doors telling them that they are speeding, which they then deny. Sometimes people say it's not them or they aren't committing the infraction. Bill added that it's the same 10% that are the offenders and they aren't at the meeting. Richard Peavy, lot 91, said that the park needs to fine people, that we need to put a camera up and then post their pictures on the web to let people know who's doing it. (Applause)

Becca's Financial Report - Becca said thank you to the **Welcome Committee** for reaching out to the new owners, who can sometimes be elusive. There is an issue with the **mailboxes**. Please do not have your mail sent to PVC and left at the mailboxes unless a PVC mailbox is rented. Barbara Camp, lot 170, asked if the park could get more **mailboxes**. Bill replied that the park needs to get to the point where they are really needed because they have to be ordered in banks of 16. Becca replied there are only 2 people on the waiting list. She has written to owners who have their properties for sale. An alternative for owners is renting a box in Cleveland for \$27 for 6 months. If someone wanted to share their box, they could get another key or have one made themselves. The owner of the mailbox would let his/her friend use their address. If an owner plans to do that, let her know and she will provide the extra key. Becca has recently contacted owners who have their lots for sale to request that if they don't want the mailbox, they could return the key. No one has responded to that. Recently a locksmith came and rekeyed a couple of mailboxes so that the park now has a master for every box. Becca added that the park would rather not get new mailboxes if they weren't truly needed. Becca remarked that Darrell mentioned having to replace the washing machine. The **revenue** from using the machines goes back to repair the machines, so it doesn't add an expense to the park. The **financial report** is that we are in very good shape because of the budget Rory Riff and his committee did last year. The total amount we have is \$342,319.04. The details may be found on the bulletin boards and online. Clyde motioned to accept the report and Alide seconded it. All voted in favor and it was passed. Clyde made a motion to accept the financial report and Jerry seconded it. All voted in favor and it was passed.

Clyde's Water and Sewer Report - The water that is running across the street in front of lot 149 is a **stream**, not a leak, which fills up when there is a lot of rain. It has been doing it for six to seven years. American Water has checked it out. There are three to four streams that do that when it rains. Someone **left their water on** and it leaked. Clyde turned it off and the water stopped leaking. That owner will be receiving a letter regarding that. He noted that was the only leak due to the owner not turning off his/her water. Clyde noted that people are starting to listen about turning off their water. As to the speeding and rolloff, the new owners are doing a good job of following the rules. Some of the old owners need to improve. Linda Kendall, lot 231, suggested to Clyde humorously that we could bottle and sell the spring water. (Laughter) Clyde replied, also humorously, that the Covenants do not permit us to operate a business! (More laughter)

Jerry's Architectural Report - Jerry has issued 42 permits since Apr. 1, and 14 since the last Board meeting July 8. The rain continues to delay work, which is hard on owners and contractors. Jerry listed **important dates!** September 1 is the last day to apply to build a new cabin in order to complete it by October 31 (Article X, Section 26). October 1 is the last day to apply for a permit for this year. No permits will be issued after that date. Bill added that after the Oct. 1 deadline, a permit will not be issued for someone to get the work done in the off season. If boards and railings need to be replaced, that doesn't require a permit (lot maintenance) and may be done in the winter. Building something new requires a permit; sometimes one is required from the county as well. Contractors may not be working in here off season. The dates are there because people used to wait until the winter to get the work done and not abide by the Covenants.

Alide's Activities Report - The **use of the pavilion** is available to owners at any time unless a planned event, excluding games, is scheduled. She wants everyone to feel welcome to use the pavilion. Tonight is **Movie Night**. *I'd Climb the Highest Mountain* at 7:30 hosted by Terri Darias. Monday, August 14, is the **Cherokee trip**. Coffee and muffins will be at the pavilion at 7 a.m. The bus leaves at 8 a.m. Games and prizes are planned. Seats are still available. The cost is \$35 per person and receives \$25 back in slot play. See Kathy Gibson or Sandy Schulze. Owners are welcome to come up on Monday with their money and join in. August 16 is the **PVC Dines Out** night at El Campesino. Last month the AC there was not working, but Alide will check into it and report it on the white board. There is **breakfast pot luck** on Saturday, August 19 at 10 a.m. Coffee will be provided. Bring a breakfast covered dish. The **Labor Day cookout** is Sunday, Sept. 3 at 4 pm. It's \$5 per plate. The menu is pulled pork, brisket, cole slaw, baked beans, chips, brownies, tea and lemonade. Alide said that she has enjoyed working with the volunteers who have worked to make the events possible. She appreciates their help and thanked them. Bill added that at the BBQ's, children 12 and under are free. Darrell added the BBQ was a bargain at \$5 for a full plate of delicious food. At a restaurant it would cost at least \$10. Richard Peavy, lot 91, informed the meeting that tonight's movie was made in 1951 in the Helen area. Chattahoochee Methodist Church is the main setting of the **movie tonight**. The movie has a religious overtone, but not overly religious. He gave additional details as to where the crew stayed in the area and how a local woman was Susan Hayward's understudy. On a different topic, he added that there are not any ditches beside the roads. The roads don't hold up without ditches. Since there is a lot of water, it's going to come out at the cracks because of a lack of ditches. As to the spring the road will get slick this winter where that stream is going over the road. (Applause)

Bill's President's Report - The Board has been paying a lot of money for paint lately. **Roger and Carole** have been painting decks, rails, tables, etc. They have taken on this park as their own and they are really looking out

for us. Several owners have helped him with that work. Roger is social, but please don't interfere with his mission as he passes by. Things are being cleaned and maintained by them. The Pipeline has become a valuable source of information. A huge thank you goes to **Sue Riff** for the development and direction the Pipeline has taken. (Applause) She has organized and put that out. When you see her, please thank her for all her work. It is invaluable to us!! She spends more hours than anyone would realize. She's added the reminder section so the Board doesn't have to stand up here and remind everyone. She also sends out all the email blasts, including the weekly update. That's another tool to help communicate besides the board by the gate. Every other day, when she's in the middle of her own tasks, and the Board requests a quick email blast for boiling water or whatever, she is very quick to get those out. Bill wished she was here so she could receive a big round of applause.

(THUNDEROUS APPLAUSE) There are **more reminders** that Beth and Becca worked on. Bill requested that all owners take a printed copy. He added that if you have guests, let them know what's going on. Becca added that she took the general information sheets to the attorney's office to hand out when they have a closing. It's hard to impart all the information to new owners. It's just another way to improve communication. Bill said the **renting season** is coming to an end. After Oct. 31 there is no renting of lots. Perhaps some of the renters who are here now will decide to own. The **drinks** in the little refrigerator and the ice is not part of our maintenance fees. There are containers for collection of the donations of \$1 for sodas, \$0.50 for water and \$2 for ice.

Bill asked for new business.

Clyde brought up that we have the paint for the **shuffleboard**. The concrete has to dry for 3 days before it is painted. The paint is expensive. Hopefully by Apr. 1 of next year, it will be finished. There will be new biscuits ready by next year. There hasn't been 3 days in a row without rain in a while. Clyde brought up **caretakers**. If the park is closed as it is supposed to, there would be nothing left when it reopened. The County graciously has allowed the park to have caretakers. The park has reached its maximum percentage and there is a waiting list to be a caretaker. The criterion for being selected is how long an owner has had property here. Caretakers have duties of riding around and securing the properties, making sure no one is breaking in. Caretakers do not clean up individual lots. That's not their jobs. There will be a mandatory meeting around the first of October. It will be in September's Pipeline.

Open Meeting

Sandy Schulze, lot 212, said the sample **PVC shirts and sweatshirts** are here. It's a prepaid situation. An eBlast will announce when the shopping will occur. For the Cherokee trip, walk-ons are allowed. Simply bring money (\$35 check or cash) and a photo ID. All participants need to have a photo ID.

June Brangham, lot 62, asked if the trees that Darrell was talking about are within the buffer along the creek. They are. The Board is allowed to clean them up and all work is done by hand says the state. The trees are not down on the side of the bank or in the creek.

Rod Gibson, lot 18, thought we were going to do something about the microphones. Bill answered that the mike guy checked the components we had and said they were fine. He was going to do further testing, but he went out of business. Bill assigned Beth to research it and find ones that work.

Cathie Opava, lot 169, said that they have a dead pine tree and asked if they could piggy back on Bob's Tree Service call when they come. Darrell said yes.

Linda Kendall, lot 231, asked about the karaoke machine. Bill answered that the Board has approved that expense at the beginning of the year. Alide added that Sue is working on it actively and will get back to her next week. The difficulty is trying to make sure that an HDMI cable can be used to project it to the TV.

Angelo Constantine, lot 240, said the new park model on Fish Tail Circle is only 12 feet from the road. Bill said he measured and it's 18 feet. Clyde added that there is nothing in the Covenants that says that it needs to be a particular distance. There is a 15 foot easement from the center of the road that owners can use, but if any work has to be done, the park can do it and the owner has to pay to replace it.

Alide motioned to adjourn the meeting. Clyde seconded it. All voted for it and the meeting was adjourned.

Respectfully submitted by Beth Wolfe