

**PVC Board of Directors Regular Meeting
August 8, 2015**

Call To Order – Bill Maxwell, President
Opening Prayer – Richard Peavy
Pledge of Allegiance to the Flag
Recognition of New Members – Shirley and Frank Boline, Lot 178

Bobby Privette, Secretary: Roll call. The following Board Members were present – Bill Maxwell, Kenneth Killgo, Rory Riff, Joe Cuce, Sandy Schulze, Tom Grice, Bobby Privette

Bobby Privette reported that regarding the upcoming Board of Directors election, 55 ballot envelopes and 11 additional envelopes not marked “ballot” have been received. Ballots must be received through the US Mail by Friday, September 4th; or, they may be turned in by hand in a sealed envelope between 9:00 and 10:00 AM on the morning of Saturday, September 5th, Election Day. At 10:00 AM two Board Members will begin opening envelopes, verifying the ballots and number of votes being cast. Names on the ballots will be cut off.

Counting of the ballots will begin at approximately 11:00 AM. The results of the election will be posted immediately after the counting is completed. Please vote if you have not already done so and write “ballot” somewhere on the envelope you use.

Rory Riff, Treasurer: requested to have the financial report approved. Kenneth Killgo made the motion to approve and the motion was seconded by Sandy Schulze. The financial report was approved. Rory reported that we have \$95,350.29 in the checking account, \$300.00 in petty cash and total assets of \$333,559.05. Rory reported that we now have only 2 mail boxes left which are available.

Kenneth Killgo, Architecture Committee: reported that 28 permits have been issued for construction this year. Kenneth emphasized the need for owners to request a permit for any construction project. Owners who undertake a construction project without a permit will be sent a letter requesting them to discuss the matter at a special meeting with the Board of Directors. Again Kenneth emphasized the need for all owners to abide by the Covenants of PVC.

Sandy Schulze, Activity Committee: reported that trays for Pot Luck meals are still for sale. The Poker Run is scheduled for August 15, 6:00 PM. The fee to participate is \$5.00 per person. Rod Gibson wrote the clues. At the beginning of the race participants will be given their first clue and an explanation of how the race works. There will be cash prizes and cake will be served. The Activity Committee meeting has been changed from August 12 to August 19. Yonah Pizza now has their Air Conditioners working and will be ready for us on the last Wednesday of the month, 5:00 PM for Pizza night. Sandy also reminded us of breakfast at Wendell’s the last Saturday of the month, 9:00 AM. Sandy reported the date for the Yard Sale in PVC is September 5, 8:00 – 12:00 (date to change). Everyone is invited to a Luau, Sunday, September 6, 4:00 PM. Darrell Williams will be cooking the pulled pork. The Mexican theme Pot Luck and Bunko will be September 14. On September 22, Toni Scherer will offer a beads demonstration at 10:00 AM in the breezeway. Please see Janice Camp to enter the quilt contest scheduled for October 9. A Tail Gate sign provided by Ron Roshkosh is being raffled off for \$1.00 per ticket, 6 tickets for \$5.00. Names of ill persons or families who have lost loved ones should be reported to Becca Roby. Directories are available for \$3.00.

Joe Cuce, Water and Sewer: asked us to be good neighbors by remembering to cut off water when leaving the park to prevent possible leaks. A leak can result in low pressure or harming your neighbor. Rule 19 has been changed to include improper use of the sewer. Misuse may result in a \$200.00 fine. Joe Cuce offered a motion to accept the new wording of Rule 19, seconded by Rory Riff, the motion passed by unanimous vote.

Side 2 well is partially fixed and we are still looking for a permanent fix. Bill asked if the water on side 2 is safe and the answer was “yes”. If hydro-fracking is used to fix the well, air and water will be used to flush out the veins in the well. Joe reported that there is a protocol that can be used to connect the water system of side 1 to side 2. The possibility is being researched.

Tom Grice, Grounds: reported that he had two bids for repairing the culvert near the roll off dumpster: Graves Bros. Concrete - \$2,120 plus the cost of the pipe and Skelton Grading - \$2,610 plus the cost of the pipe. 36 inch pipe would cost \$754.36 or using three 24 inch pipes would cost \$1,096.36. Joe Cuce asked if it was necessary to replace the pipe. Tom Grice replied that the pipe was old and corroded and he thought it wise to replace the pipe now while the repair was being made. Kenneth Killgo made a motion that we accept the bid from Skelton. Seconded by Rory Riff the motion passed. Tom informed the Board that no permit was required to do the project; however; he will contact the inspector to see if he wants to be on site at the start of the project. The estimated time to complete the project is 1 to 2 days.

Tom asked that everyone check the new pool rules as posted on a new sign at the pool.

Ray Schulze offered samples of men's and women's shirts which can be purchased with the PVC logo on them. All orders will be prepaid before the whole order is placed. Sue Riff has the order form. Returns will not be accepted.

Old Business – The date of the internal Yard Sale will be changed.

New Business – None

Bill Maxwell, President addressed misinformation that was circulating throughout the park. Our Board of Directors is pushing to enforce the covenants that have been in place for a long time. Clyde Camp will be heading a committee to discuss and offer recommendations to the Board regarding the issue of Care Takers. Care Takers are to be the "eyes and ears" of the park during the off season. The Board is not seeking to have any owners kicked out of the park. Bill emphasized that no current owner will be asked to get out. Our covenants designate PVC as a park for "recreational use only". A committee headed by Gene Ewert made recommendations to the Board; and the Board only tweaked them slightly. Our Season is April 1 through October 31. Owners can still come to the park during the off season. A letter is being sent to our entire membership along with a copy of the approved Protocol for Renters. Long-term leases should not have been written as they are in violation of our covenants. After the Protocol was read, Barney Casteel, Lot 44 suggested that renters be allowed to enter the park only at a reasonable time. The Protocol was amended to say: "renters will only be allowed to enter the park between the hours of 8:00 AM and 7:00 PM." A vote was taken and the new Protocol was unanimously approved.

Bill Maxwell opened the floor for discussion.

Sandi Schulze asked if her committee could proceed with making directories. Yes.

Joe Cuce informed the members that he would keep the number 2 on the gate until the repair of well number 2 was complete. Restrictions are still in place; however; hand watering is permitted. If an owner leaves the park and has someone designated to water their plants, contact information must be presented to a member of the Board.

Bill Maxwell reported that he had attended a White County meeting discussing Emergency Mitigation Shelters. There is no tornado shelter designated in White County at this time. The county has designated 11 shelters available following a major storm. He also reported the availability of a County Code Red system which is comparable to a 911 System in reverse. Residents of the county can enter several phone numbers to be contacted in case of an emergency.

Rod Gibson, lot 18, noted that our web site is a very useful tool for our community.

John Coons, lot 264 asked if the pipe in the culvert would be replaced during repairs. Answer, yes. John asked if park models were included in the Renters Protocol. Answer, yes. John asked about the definition of the word "Protocol". Is it a rule, covenant? Bill replied that the matter would be discussed and it may be changed to "Rule" instead.

Bill Maxwell reported that the number of owners being designated as Care Takers is being discussed by the board. Family members of owners may use the owner's property.

Bonnie Merritt, lot 153, asked if all renters must exit the park by October 31. Bill answered: "yes".

Rod Gibson, lot 18, asked if our attorney is OK with the cut off dates that had been established. Bill answered: "yes".

Barbara Tidwell, lot 54, asked if a lot owner dies and the spouse leaves the park, could someone buy the lot and become a Care Taker. The answer was that the new owner would not automatically be designated a Care Taker.

Angelo Constantine, lot 240, asked, "what are we doing about owners living here full time as of October 31." Bill answered that those owners would be designated as Care Takers.

Dawn Trantham, lot 253, asked if these issues had been discussed with realtors. Answer: "yes". One realtor discloses in her contracts that we are a seasonal park and not for year round residents.

Jan Timoteo, lot 59, asked if non-owners are able to get into the covenants on the PVC Website. Sue Riff answered that outsiders are able to get into the Rules, Covenants, etc.

Ray Schulze, lot 212, shared that the Board Workshops are open meetings and a good place to get information.

Kenneth Killgo made the motion to adjourn, seconded by Rory Riff, the meeting adjourned.