

MINUTES

PARADISE VALLEY CAMPGROUND BOARD OF DIRECTORS MEETING

August 9, 2008 10:00 AM - 12:05 PM

OPEN: The Meeting was called to order by President Buck Tidwell. He then led members in the Pledge of Allegiance to the Flag. Buck asked John to call the roll and it was noted that Jim Baggot was not present. Attendees are listed as follows:

Buck Tidwell
Angelo Constantine
Beverly Sundin
John Coons
Nick Coman
Dick Duhamie

Buck asked that all of us remember Jim in our prayers and wished him a speedy return.

Buck asked that any new owners introduce themselves. None came forward.

MINUTES: Buck asked for the reading of the minutes from the July 12 Meeting. John read the Minutes omitting the list of Committee members ratified at that Meeting. Beverly offered a correction noting that we were "over budget" in some areas but not all, explaining we are "not totally over budget". The minutes were approved as corrected.

Buck took this opportunity to announce that Ray Schulze was acting Parliamentarian for this meeting and asked John if any correspondence was to be announced? John replied, no.

TREASURER: Beverly reported \$247,159.98 total cash on hand and \$54,892.81 in our checking account. She commented that the "full report" was posted on the board. She explained that \$50,000 had been moved from checking account funds into a three month certificate CD as the Pavilion reserve. We are still over budget in some accounts but doing well over all, she reported. There being no corrections the report was filed for audit as directed by the chair.

ANNOUNCEMENTS: Buck opened announcements to a round of applause as he explained that Paradise Valley Campground had been selected Best Campground in White County by the White County Newspaper. Pointing to a copy of the photo printed in the special edition of the paper Buck said we should all be very proud!

COMMITTEE REPORTS: Buck began by calling the Welcome Committee.

WELCOME: Lanell Coons reported nine lot owners welcomed this year to date. Lanell commented that they are trying to get caught up in welcoming new owners as some have been difficult to locate. She said that fewer folks are needing to be welcomed currently as sales of RV lots have slowed a great deal. Lanell again asked that new owners be reported to the Committee and Welcome sheets with emergency information be completed by all owners.

COVENANTS: Bernie Berk took the floor noting that the Committee had completed it's work in presenting four new Covenant changes to be addressed in New Business. Delivery of Ballots by hand and mail is to take place in the following week. About a week following the mailing phone calls to owners sent Ballots by mail is to begin. Bernie needs volunteers to help get out Ballots and follow up to get the votes in. Buck thanked Bernie for his efforts.

PLANNING: John announced that there had been one meeting and that the Pavilion improvement item should be on the Ballot. John asked co-chair Ray Schulze to read the Planning Committee minutes of July 30. The minutes reflected the current Pavilion Ballot measure, a name change from, "Long Range Planning Committee" to simply, "Planning Committee" and a suggested change in mail delivery to be explored in future.

ARCHITECTURAL: Dick reported five applications since the last meeting and one denial for screening a cabin porch. Dick then pointed out that only "earth tone" colors were to be used for trim on cabins noting that various

colors can be found around the park.

GROUND: Angelo, speaking for Jim said some lot maintenance issues “over the bridge” had come up but that they had been taken care of following some limited friction with one lot owner.

RULES: Angelo continued, reporting a Rules Committee meeting, with nothing finalized yet.

FINANCE: Beverly commented that Committee material had been covered in the Treasurers Report and that they would meet Monday at 9:30. She closed commenting, “nothing new”.

WATER & SEWER: Buck announced Ridley Nolan was on an extended trip and that he and “surprised” Angelo would be responsible for Water & Sewer. He asked that any related problems be referred to Angelo amid general laughter.

ACTIVITIES CLUB: Barbara Tidwell announced:

1. A Movie on Monday night Aug 11 with proceeds to Pavilion improvements.
2. Breakfast on Saturday morning Aug 16. Helpers and cooks are needed.
3. Directories are still for available, and a few are for sale here in the meeting.
4. 2009 Directory corrections and changes sheet is available by the door.
5. A Wedding on Saturday, Sept 6 at 4 PM in the Pavilion for Dot and Bill Hodges. Everyone is welcome and please bring one dish.
6. On Labor Day we are going to have a big BBQ. If you would like to cook please sign up. It is important to know ahead what folks are helping.

Beverly then announced a “regular auction” after the Labor Day event. Please bring auction items to Activities.

UNFINISHED OLD BUSINESS:

Buck asked Angelo to report on the progress with work on Well II. Larry Freeman should be completed with his current work next week. He is to meet with Angelo on Tuesday and then will check piping below cardiac hill to see what can be done about sediment and bad color which is absolutely not coming from the well. There have been tests. They will investigate flushing and the possible addition of more “flush valves” to address these problems.

NEW BUSINESS:

Buck asked John to report on park insurance. John received the insurance renewal at the last Board Meeting. There was no time for a major review and so park assets were reviewed and values adjusted in keeping with present values. John then reviewed the list of assets itemized noting the bridge and lift stations were added. The old and new values, premiums, etc are hereby made a part of these minutes by attachment of a Working Review sheet. Final premium expected to be about \$4000. Asked about 90% co insurance John noted minimal impact. Asked about deductible John said \$500 in general. Beverly noted that we were within budget. Beverly moved that the insurance as described be approved. It was seconded by Nick and carried without further discussion.

John asked again for the floor and made a general recommendation that the park begin earlier on renewal efforts next year so as to make competitive pricing and coverage possible. He pointed out that either a reduced premium or broader coverage might be possible...

Buck next asked Bernie Berk to present the Covenant Changes for Board approval. Bernie then reviewed the proposed Covenant changes for the Board reading in detail from the proposed Ballot. He included the Pavilion measure at John’s request, said measure being a product of the Planning Committee. At the end of this presentation the chair asked for a motion for approval. Dick moved and Beverly seconded a motion for approval. Motion carried without discussion.

Buck, resuming the floor, informed the Board that the Arbor project needed Board approval and that a problem had come up with the Cable TV company. It seems that the proposed location of the Arbor, on Greenbelt #6, is actually on land leased to the Cable TV company. Buck requested a motion to go ahead with the Arbor as proposed if the Cable company will remove objections. Dick so moved and Nick seconded the motion. In discussion Beverly recommended that in future, such projects receive Board approval before actually starting, commenting that lumber had been purchased in advance of Board sanction. The motion carried.

Buck recognized John who explained that the lease in question included Greenbelts "6" and "5B" where the trash area is located, TV antennas, a drain field for one of our septic systems and the TV equipment shed. Remembering that only a few years ago we built the trash area without comment, what's up now, he asked rhetorically ?? Buck felt we will receive the necessary approval for the Arbor next week!

John announced a contribution from the Lightners on lot 211, \$100 for Activities and \$100 for Grounds.

Beverly announced Janet Parks, lot 92, has donated \$300 toward the Pavilion, that funds have been received from others, and that movie proceeds help too. Beverly noting that for many this will be a last meeting, asked a variety of folks to stand and be recognized for their participation and contributions to the success of the park. She finished with half the audience standing, to a round of applause.

Nick announced that there are new pool gate locks and explained that "glass" top tables are to be kept away from the pool itself.

OPEN TO ALL LOT OWNERS: There being no further business, Buck closed the formal Meeting and opened the floor to the audience. Buck then called for those wishing to address the group.

Dwain Lehigh, lot 282 - Recounted the history of difficulties with water he has experienced and the last years Board reaction. He explained testing that has been done and would like a resolution of the problem. He spoke at great length. He was interrupted several times during this period as he continued well over three minutes. He continued several times with interruption from the chair. Angelo again told of the meeting next week and invited the Lehighs participation.

Linda Lehigh, lot 282 - Spoke of water problems at her RV lot.

Tom Grice, lot 213 - Described bad water on his lots.

John Morris, lot 174 - Suggested that his son take a look at the water problem since he has an educational background that could aid with this problem. The chair thanked John. Angelo will coordinate.

Roz Berk, lot 53 - Noted problems with yellow water on the well I water system. She expressed regret that Bob Quackenbush was no longer taking care of our water. "He did a much better job", she said.

Nan Hohne, lot 40 - Complained that at times her water smells bad, and described problems with golf car drivers noting, that many golf cars do not have lot numbers on them. She also described missing addresses on lots making them difficult to find. There was general discussion of missing 911 addresses and lot numbers.

Elenor Mazourek, lot 181 - Spoke of "kids" driving golf cars and the problems with under age drivers. The problem has gotten so bad she explained that a kid was seen driving a pick up truck in the park.

Elizabeth Carter, lot 150 - Explained owner cooperation when she pointed out the rules to the offender.

Beverly Sundin, lot 52 - Described food in the pool area and golf car driving that resulted in running off the road. She suggested that since outsiders come in to use facilities we might adopt a sticker to be placed on owners cars to identify them and highlight cars from "outside".

Richard Peavy, lot 91 - Suggested abstaining from voting for things you don't like, but make sure to send in your Ballot..

Marty Liebal, lot 161 - Commented about poor condition of pool deck. Nick explained it was old and that we were working on it since \$5000. had been set aside in pool related reserves. General discussion to the effect that the deck would be a challenge in future.

Ray Schulze, lot 212 - Opined that the Board should be more aggressive in "policing" for our rules, etc. since "they" have the power.

Sid Brangham, lot 62 - Questioned anyone forcing him to carry more insurance when they had no interest in the

ownership. General negative discussion of Ballot measure requiring liability insurance followed.

Bonnie Meritt, lot 154 - Explained danger from speeders for folks walking in the park. She pointed out the 10 MPH speed limit and asked all to slow down. Someone said golf cars go faster than 10 MPH.

Non Hohne, lot 40 - Pointed out missing lot numbers on many Golf Cars !

Bernie Berk, lot 53 - Explained the Committee discussed and decided on the Ballot measure for liability insurance.

Bill Maxwell, lot 243 - Wondered why \$300,000 liability insurance? Where did that come from? Bernie explained, the Committee simply discussed and decided. He went on to explain a "proof of insurance" system, where by each owner would provide the required proof by mail each year. This caused a negative uproar.

Wilmer Parks, lot 63 - Explained difficulty of getting insurance coverage for an RV lot.

Richard Peavy, lot 91 - Asked questions about insurance.

Rod Gibson, lot 18 - Introduced guest Clenn Winkler who is in the air conditioning business, lives at Brookside and has air conditioned many 12 wide park models.

Tom Grice, lot212 - Explained that he did not like proposed rental restriction and felt that it might discriminate.

John Coons, lot 264 - Commented that he did not believe proposed rent restrictions caused a conflict.

Clenn Winkler, guest - Described a variety of air conditioning options available to park model owners including mini-splits and package units for park models. There followed a variety of exchanges with Clenn about air conditioning park models.

Sandy Schulze, lot 212 - Expressed her concern for noise from pad mounted air conditioning units. Clem responded explaining how quiet "modern" air conditioning can be. Rod commented on the use of high tech solutions and that many options existed. Several non specific exchanges followed.

Pat Grice, lot 213 - Questioned the 12 wide park model voting and the related pad mounted air conditioners? It was explained that each topic was a separate voting item. First 12 wide approval then pad AC units.

Barbara Cheatham, lot 54 - Noting that porches on park models are shed roof design, questioned how this will look with a proposed park model gabled roof? Several opinions followed.

Tom Grice, lot 213 - He said that darker earth tone windows are not available in small quantities in vinyl which comes in white, sand and almond normally. There were comments about "painting" vinyl.

June Brangham, lot 62 - Said that she had "dark" windows! They were aluminum framed and readily available everywhere. John Coons said he had just ordered bronze aluminum windows that matched his storage window. There were several other comments made. Some do not like aluminum windows.

Buck Tidwell, lot 16 - Expressed that the earthtone color requirement in the Covenants, needs to be enforced.

Nancy Morris, lot 174 - Asked about the \$10 billing charge that the Board had passed. John explained that it applied only to billing where the park had to intervene to get grass cut or something similar, and then bill for it.

Buck announced that the hour was late and requested a motion to adjourn. Said motion was made by Dick and the Meeting adjourned.

Respectfully submitted,

John Coons
Secretary