

# MINUTES

## PARADISE VALLEY CAMPGROUND BOARD OF DIRECTORS MEETING

**July 12, 2008 10:00 AM - 11:42 AM**

**OPEN:** The Meeting was called to order by President Buck Tidwell. He then led members in the Pledge of Allegiance to the Flag. Buck noted that all members were present. They are listed as follows:

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

A warm "Welcome" and an introduction to Board members and owners was extended to new lot owners Kenneth Lawlor and Sue Tibbetts owners of lots 10 and 182 respectively.

**MINUTES:** Buck turned over the floor to Secretary John Coons to read the minutes of the 24 May meeting prepared by past Secretary John Gardner. The Minutes were approved as read. John also noted that a very nicely done letter and drawing had been received from Gail Flynn, lot 99, wherein she proposed that an Arbor be constructed over the vacant concrete slab adjacent to the trash area at the front of the park.

**TREASURER REPORT:** Beverly Sundin took the floor to give the Treasurers report. She stated that as of June 30 our checking account balance was \$102,180.99 and our total money including CDs was \$254,394.01. Commenting, Beverly noted that things "looked good", and that we were over budget "in some areas", but that the Finance Committee was going over the numbers. Janet Parks has donated \$100 for the Pavilion building fund from the sale of raffle tickets. The books will have an annual outside audit to be done by CPA Owens. An internal audit will be done as well.

**ANNOUNCEMENTS:** Buck moved to Announcements noting that Janet Parks was continuing to offer tickets to benefit Pavilion construction. Children driving Golf Cars continues to be a problem as Buck has received a number of complaints. This subject is to be referred to Angelo for action by the Rules Committee. Motorcycles "riding around in the park" has also been reported. Buck explained that motorcycles are to be used to simply ride in and out of the park.

**COMMITTEE REPORTS:** Buck started with Bernie Berk, lot 53, who was asked to look at our TV Cable situation.

Bernie began by explaining that the Cable system is for sale and that together with Ray Schulze they have been looking at the idea of the park purchasing the Cable system. Bernie itemized some information and conclusions of their study:

1. The purchase would be very ( too ) expensive at \$225,000.
2. The cable lease expires in 7 years in 2015, and....
3. A renewal is possible for only an additional 10 years for a total of 17 years, then it is over.
4. There are many operating problems so maintenance is intensive as with all cable TV.
5. They make 20 to 25 thousand each year according to the RE Broker that has listed it, but to receive that, they must do all the maintenance work themselves.
6. Maintenance is not something we can do "ourselves" and would consume the profit to hire out.
7. Technical obsolescence is a possibility over the next ten years in light of Internet advances.

Bernie's recommendation is to do nothing at this time. We have right of first refusal in any case should a new buyer make an offer. Buck thanked Bernie for his work.

**WELCOME:** Regular Committee reports started off with Lanell Coons for the Welcome Committee. She noted co-chair Jan Coman and member Sharon Patterson and asked that all owners let a Committee member know of new owners or someone never welcomed. The Dietz on lot 176, Howletts on lot 275, Russels on lot 233 and Lawlors on lot 10 have been officially welcomed in the last month. Lanell commented that a few new owners from "last year" have still not been welcomed and explained that Sherry Ivie and County records provide new owner information but that it is easy for private sales to go unreported.. Lanell then explained emergency number or contact information provided on the Welcome sheet and encouraged all owners to complete or update this information so that the park would have emergency information on file for each owner.

**COVENANT:** Buck next asked Bernie Berk to report for the Covenant Committee, commenting on his past good work on Covenants. Bernie submitted a list of Committee members, mentioned a first meeting on July 4 and announced an "open" meeting in the Pavilion 10AM on Friday July 18. Ideas for Covenant changes will be aired on Friday and no decisions will be made until after this meeting. Bernie is targeting the August 9 Board Meeting for final Covenant change recommendations, noting that Pavilion improvements, in what ever form, can be mailed concurrently and hopes to have voting complete by mid September. He commented that having a number of items to vote on usually elicits better voting participation than a single issue ballot.

**PLANNING:** Buck noting that he had appointed John Coons to co-chair the Planning Committee with RaySchulze, asked John to report. John explained that there had been much work accomplished by Ken Killgo and Ray Schulze over the past year and recognized them for their efforts. John said there has been no recent meeting but that a vote to use available funds of about \$58,000 to improve this building is the probable direction. Noting that funds first and construction second will be the plan since another year has passed since construction was considered before funding, in prior efforts. John outlined adding a slab up front, roof over slab extension and site work as the general scope of work envisioned. Georgia as of 2008 probably requires a General Contractors license to do work on the Pavilion. John affirmed a desire to meet Bernie's target dates.

**ARCHITECTURAL:** Architectural Committee head Dick Duhaime next reported that six permits are in so far this year with two still in process. Committee members are posted on the park bulletin boards.

**GROUNDS:** To a round of audience applause and "awesome job" comment from the chair, Jim Baggot, reported on Grounds Committee activity. Starting with newly painted picnic tables and a dumpster area so clean as to be beyond belief, Jim thanked all for the July one work day and sandwiches. Jim went on to deputize Sam Owens as "Trash Cop" in recognition of his efforts there and give special mention to our morning "Garden Angel" who wishes to remain out of the public eye. Both have done so much to improve park appearance. Jim also recognized contributions by Barbara Tidwell, Dwain Lehigh and Charlie Sundin for work in gardens and pool area.

Jim announced bidding results for our grass cutting and grounds care. He has gotten three bids with Perry still the most competitive at \$2000 / month. This is our largest single regular contract.

Yard trash and our \$600 per load roll off was Jim's next topic. He is considering if it makes more sense to have Perry haul yard cuttings and save the roll off for major trash items rather than yard debris? Perry would like to get \$100 / lot / year for this service (\$29,000. ) which is outside of present budget.

There will be a mini work day Monday. Jim needs three or four helpers to volunteer and John will talk about the bridge work under new business. Jim closed to applause promising more smiles and social interaction...

**RULES:** Rules Committee was next bringing Angelo Constantine to the microphone who explained that nothing was finalized yet. Under 16 Golf Car driving complaints have been received. Angelo spoke directly with one offender and got agreement to comply. Other actions with the lot / golf car owner are possible.

**FINANCE:** Beverly Sundin reports that the Finance Committee has several recommendation for the Board that will come up under new business. The Committee is to meet again Monday. Beverly credits the Committee with keeping things together and providing real direction, noting that we are spending "more money" this year but we are OK.

No report from Water & Sewer Committee, which ended Committee reports. It should be noted that lists of ratified Committee members are included at the end of these minutes.

**ACTIVITIES CLUB:** Activities Club president Barbara Tidwell announced that 2008 Directories are going fast and encouraged those not yet with a copy of their own to see Sherry Ivie, Lanell Coons or me, for a copy.

**OLD BUSINESS:**

The chair recognized Angelo and the topic of well #2. He explained that a filter for that well would cost 12 to 15 thousand rather than the \$4500 previously voted by the Board. As such Angelo moved to rescind that prior action. The motion was seconded by John and carried. The prior \$4500 filter motion is rescinded.

The chair called John to report on bridge repair work. John explained that ends of the bridge deck are loose from the bridge structure and bang each time a car crosses. Work is to begin a week from Monday and will include a steel member between the support beams at each end of the deck and a concrete transition surface between the street and the bridge deck that rests on the beam foundations. Work is to be done during the hours of 10 until 4 up to five days in each of two weeks. Each week one end will be done. Half inch steel plates will make crossing open holes possible when work is not in process.

The chair again asked Angelo to take the floor and report of the activity surrounding well #2. He reported that Larry Freeman, who had installed the wells here in the first place had visited and explained that it was not a gravity system, but had a pressure pump drawing from the storage tank kept full by the well pump and aided in holding an even smooth pressure by three bladder tanks that act like springs. Larry recommended a thorough cleaning of the present tank, painting it to slow algae growth, a new concrete foundation and some plumbing changes. Angelo pointed out the possible savings following this plan and suggests we pursue this course of action.

**NEW BUSINESS:**

First order of New Business was to ratify the membership of Committees and authorized Banking signers. Please see the list of Committee members and signers at the end of these Minutes. Motion to ratify was requested by the chair, offered by John and seconded by Jim. Motion carried without comment.

Approval of the North Georgia Sewer Contract for maintenance of our septic systems was addressed next and the chair requested a motion to approve the contract. Angelo moved to accept and Dick seconded the motion. Motion carried without comment.

Lawn maintenance contract approval was presented by Jim who offered to show interested parties copies of the three bids he had obtained. Habco Lawn Care or, Perry, was his recommendation and he commented that Perry had been with us for 6 years, cuts grass for seven months, takes care of leaves in winter, does pickup in the park and has good working relations here. The chair requested a motion to approve Perry's contract which John made and Nick seconded. Motion carried. Jim stated after the fact that members of the Finance Committee had reviewed the competing contracts in the interests of a more complete review.

The chair next recognized Beverly to present Finance Committee recommendations for the Board's approval. These include:

1. Add \$10,000 each to Streets and Bridge Fund and Water and Sewer Fund
2. Create a Swimming Pool reserve fund with an initial \$5000.
3. Fund Pavilion Building Fund with \$50,000. with additional \$8000 available from roof repair.
4. Lot maintenance billing to include a \$10 charge to cover mailing, lien fees, etc.

Beverly commented that additional Pavilion improvement monies would not be available from our regular funds in the next budget year, based on current figures. Jim explained the circumstances and operations involved in caring for a neglected yard and why the \$10 charge was a good idea. Angelo then moved and Nick seconded a motion to approve the Finance Committee recommendations. The motion carried.

**GENERAL:** Buck next opened the meeting for general comments from Board members:

Jim Baggot announced that Roger Hulsey was sick. He also asked that owners be careful with proper bundling of yard waste for road side pickup.

Nick Coman explained testing the pool which has appeared cloudy, noting that the cloudy water problem was County

wide. He also announced an air conditioner in the laundry and asked that when not in use it be turned off. He also explained special locks and gates for the pool area.

**OPEN TO ALL LOT OWNERS:** Buck next opened the meeting to all lot owners attending.

Sid Brangdon, lot 62 - While looking into golf car and motorcycle issues please look into "speeding" as well.

Tom Outland, lot 115 - Asks that the Board to allow "12 wide park models". Buck commented that there is a meeting for Covenant changes that will address this issue at 10AM next Friday.

June Brangham, lot 62 - Asked what about owners who left water on last winter? Buck explained a \$100 fine and said that Patrick fixed broken pipes in the winter as he was about the only one here to look after this.

Barbara Baggot, lot 187 - Questioned Lanell on information given to those that are renting in the park and suggests that "renters" be given rules just like owners. There was a general non specific discussion about renters following park rules.

Ray Schulze, lot 212 - Asked about cost of Bridge repair? John Coons responded less that \$2000 but there could be surprises when excavation is done. Asked about the cost of "well 2" repairs? Angelo Constantine responded about \$3000. Asked for clarification of \$10 fee passed earlier, Jim Baggot explained that it was only for those situations where owners had not cared for their lot(s) and the park had to intervene.

Rosemary Hines, lot 94:

For Treasurer - How many late and how many have not paid? Twelve were late and one has not paid and we are filing a lien on the unpaid lot.

For Buck - How much was North Georgia Sewer Contract? Fixed service part \$550 per year plus any on call service at rates scheduled in contract. Buck mentioned a variety of service rates for different equipment that might be used.

General - Have we hired a new lawyer and how paid? Buck responded that we are now using Don Ferguson with no retainer and a billing rate of \$175 per hour noting that we had paid Martin Welsh \$5000 in retainers over the last two years and used very little of his time. Paid retainers do not carry over year to year, unfortunately for us.

General - Wishes to give some insurance advise. Wanted to see \$5,000,000. Liability and opinions nothing has been done. John Coons received renewal package at this meeting and thinks rates are down. Rosemary went on to request published description of our insurance coverage.

General to the Board - I use a rental agreement with all tenants on my lot that says park rules are a part of agreement. She thinks many PVC landlords do not use any rent agreement and that we might have trouble from renters that would cost the park lots of money. Beverly requested a copy of Rosemary's rent agreement.

General - Wants to know when well 2 repairs are to begin and if this is "emergency" classified work from a budget point of view? Buck responded that we need to get more data but work would begin soon.

Stanley Gunther, lot 199 - He would like to screen in his cabin porch and notes that our Covenants provide for screening on park models. He is having a great deal of trouble with mosquitos in his location close to Town Creek and would like some relief without spraying all the time. Buck explained Architectural Committee decisions can be appealed to the Board. Bernie Berk pointed out that screening to 400 square feet is OK. Stanley said the County does not care about this topic. He pointed out that some park models are "screened" right to a cabin. Bernie promised to discuss this topic at a Covenants Committee meeting. John Coons questioned if "only" screen was to be used by Stanley who said, "Yes!"

Sue Tibbits, lot 182 - Asked about "no trespass" signs? Jim Baggot said adjacent land owner placed the new signs. There were general comments about these signs without resolution?

Sandy Schulze, lot 212 - Asked who is doing bridge work, addressed to John Coons? Answer Danny Graves and Owens Welding. Asked about dams in creeks and rules for creek? Jim Baggot has looked into "creek rules" and other than fishing has yet to discover any. Jim proposes we establish some rules that would apply. Sandy described a situation where removing rocks from a creek caused a threatened arrest by White County

and a prior experience at Brookside removing dams.

Ray Schulze, lot 212 - Stated that Town Creek belongs to the Army Corp of Engineers, Savanna, GA..

Rosemary Heins, lot 94 - Complained that trailer parking was not producing revenue for the park and she has checked all the trailers there only to find bad tags, no lot numbers, flat tires, etc.. Some have been there a long time. She went on to further express her opinion of lost income potential and that dues need not be raised. John Coons responded with a description of other parks storage and parking. It was said that Angelo's Rules Committee was addressing this general issue. Helen addressed this topic saying that you can not park a utility trailer on your lot! Angelo responded promising annual sign up for spaces and an annual fee for parking there on a first come basis. Angelo closed to a round of applause. Beverly responded pointing out that expenses are up, the infrastructure is getting older and we will go over budget this year reaching into reserves. A dues increase would be an affordable \$39.60 per year or slightly over \$3 per month. Beverly closed to a round of applause.

Lynn McWaters, lot 72 - Proposed that 100 gallon LP tanks be approved since they are needed in winter. Several Board members responded with the two forty pound LP bottles limit under County law.

Tom Grice, lot 213 - Voiced his support for a dues increase and then explained that water from the adjoining property is washing down over the area all around his lot(s). He explained rocks being washed from in front of Ray Schulze lot down to Dick Duhaime's lot and that he has photos from the storm showing this. He will make photos available to the Board and suggests they be shown to the County. After complementing the Board he finished to general applause.

The chair asked if anyone else wished to address the meeting? There being no further request he asked for a motion to adjourn. Said motion was moved and seconded and the meeting adjourned.

Respectfully submitted,

John Coons  
Secretary

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**Committees Ratified:**

ARCHITECTURAL: Chairs - Dick Duhome / Fred Hertzner  
Phillip Cheatham                      Bob Lucas  
Pat Grice                                      Charlie Sundin  
Nan Hohne

COVENANTS: Chair - Bernie Berk  
Elizabeth Carter                      Jo Roskosh  
Angelo Constantine                      Ray Schulze  
Nan Hohne

FINANCE:                      Chair - Beverly Sundin  
Elizabeth Carter                      Ken Bushyager  
Bernie Berk                              Barbara Cheatham  
Charles Preslar                      Elain Lucas

GROUND S:                      Chair - Jim Baggot  
Elizabeth Carter                      Royce Crane

Nick Coman  
Barbara Stone  
Nancy Morris  
Dwight Winburn  
Sam Owens

David Greers  
Mike Opava  
Barbara Baggot  
Charles Pressler

PLANNING: Chairs - Ray Schulze / John Coons  
Elizabeth Carter Jan Grant  
Helen Czerwinski Barbara Mushlin  
Roz Berk Mildred Pelt  
Nancy Morris

RULES: Chair - Angelo Constantine  
Bernie Berk Mike Camelo  
Dimitry Mushlin

CHECK SIGNERS:  
Beverly Sundin Elaine Lucas  
Sally Jones John Coons  
Charles Preslar