



BOD Meeting 7/13/19

Rory Riff, President called the meeting to order, Rod Gibson led the prayer and Rory led the Pledge of Allegiance. Carole Winter, Secretary took roll: Karen Cantrell, Treasurer; Joe Cuce, Water/Sewer; Kathy Gibson, Activities; John Maske, Architecture; Rory Riff, President; Darrell Williams, Grounds; and Carole Winter, Secretary; were present.

Rory asked new owners to please stand and be welcomed. Rory than asked for Board members reports.

Secretary, Carole Winter Report: Carole requested minutes from the 6/5/19 BOD Workshop and the 6/8 BOD meeting be approved as written, Joe Cuce approved and Kathy Gibson seconded all approved the motion and the report was accepted. Carole then reviewed the following status:

- 1) Establish 5-year strategic plan for management/growth for PVC also to include budget items; **Will be reviewed in workshops prior to October budget meeting, Rory Riff will establish dates for meeting.**
- 2) Bid out flower bed maintenance to external company to maintain specific beds, include front entry, front fountain, 3-4 beds in park, blueberries. Include mulching, refreshing with seasonal plantings, weeding; follow-up CW met with one landscaper and have contacted three others with no response, expecting bid this week from Austin Baieda. **7/3 Austin scoped out project and bid reviewed, after discussion and motion approved by Joe Cuce and Kathy Gibson seconded this item was accepted as bid presented and work will be scheduled for the September timeframe, Carole will contact Austin and advise.**
- 3) Establish monthly projects and work committees to clean out ditches, trim low hanging limbs/assess tree health and damage, assist those in need with specific projects; **K. Hyman has a work project planned Monday 7/15 to do general cleanup, trim bushes and limbs up front.**
- 4) Add ramp to roll away to establish safer method to discard items, new sign to delineate what should be discarded, ensure camera for observing area is working and is being routinely reviewed: **No action on this item, temporarily tabled.**
- 5) Beautify garbage area, add picket fencing to surround area; **cost and priority to be established, cost of approx. \$90.00 per panel, needs to be prioritized.**
- 6) Establish advisory committee to assist BOD with Subject Matter Experts on specific areas. Example: fines to be assigned to violations in Rules/Covenants, defining terms in attorney letter and clarifying actions to be taken, refining caretaker program **None underway at this time**

The election for 2020 new BOD members on 8/31 is next major focus. Ballots/bios ready for mailout on July 20th. This couldn't have been completed without Terri Rogers and Judy Stewart, a huge thank-you to those two individuals. Just a refresher, there are 5 BOD openings for 2020 and 5 candidates running; Karen Cantrell, Joe Cuce, John Maske, Carole Winter, and Jim Zilaro. The 7/13 Board meeting will host the meet-n-greet with the candidates after the regular meeting concludes. If anyone needs their ballot(s) before the 20th please see Carole Winter, Lot149. A secured ballot box will be located on Rory Riff's, Lot 86. Once your ballot has been completed and signed across the back you may either mail it in the enclosed envelope or hand deliver it to Lot 86 up until the morning of 8/31. In addition, between 9-10 on that Saturday morning, 8/31, the ballot(s) may be brought to the Pavilion and placed into the secured Ballot Box. A brief meeting will be convened on Saturday at 10:00 and will adjourn for ballot counting, where a special committee has been appointed to verify and count ballots. The meeting will then reconvene at the Pavilion at approx. 2:00 PM for the announcements.

A discussion took place regarding changing the by-laws when the slate of candidates and the number of candidates is the same. The discussion revolved around the idea that we eliminate the costly ballot process (\$250.00 +). The BOD will consider a by-law change for next year and will take the comments from the discussion under advisement. The BOD will also address the situation when there is a 1 year opening that is currently filled by the candidate with the lowest votes.

The 2019 Welcome to Paradise Booklets are available for \$5.00 and will be on sale in the Pavilion after the BOD 7/13/19 meeting. If electronic copies are needed please let me know and I will make arrangements to get the E-directory to you.

The last open follow-up I have from the Annual meeting; Static Cling Stickers for the automobile windshield are going out with the election ballots on the 20th. The stickers should be placed on the lower inside driver side window to help with visibility/accessibility of entry into the Park.

The Pool has developed some cracks in the grout and grout has come loose or is missing in several areas. Pictures were sent several weeks ago and no action by North Georgia Pool has occurred. Carole to follow-up for Status. 7/11 N Georgia Pool was contacted and the owner Greg Hoofline or sales agent Gary Hoofline will follow-up and return call to Carole. They acknowledged that they had received pictures and have been very busy.

Lastly, Carole advised a draft Bid Process is under review by the BOD.

Kathy Gibson made motion to accept the report and Karen Cantrell seconded, all approved the motion and the report was accepted.

Activities, Kathy Gibson: Poker Run is scheduled, August 25th and will be handled by Jeanine Fontaine, 6 players already signed up; The Abair family has signed up for the Horse Derby and the date is 7/21 2-4PM, Judging of hats and bidding on races is planned. Pot luck with Chili is scheduled for July 19th, Friday, 5:00 PM with drinks included. Desserts and sides are appreciated. Kathy reviewed schedule of events for the next several weeks. Also, on Sun 7/14 and Sat 7/20 the Pavilion will be closed for a private party, however, the pool is still available for use. In addition, Karaoke is scheduled in August as well as the Cherokee Trip. 15 more people are needed to schedule this trip.

Karen Cantrell made motion to accept the report and seconded by Darrell Williams, all approved the motion and the report was accepted.

Water/Sewer (W/S), Joe Cuce Report: Joe provided an excellent overview of the Septic system in the Park and addressed some of the critical issues that we face if focus is not maintained on the proper workings of the system. This is one of our most critical infrastructure items and Joe stated that he is tightening the follow thru on issues. In addition, Joe clarified S/V means no lift station and no alarm, however, other areas include a lift station so if a red light is observed please let Joe or a BOD member know the location of the alarm. If any leaks or running toilets are observed in your RV's or Cabins these allow excessive water to enter septic system so please fix these and any other leaks observed. Joe would like to add several new members to the W/S committee:

Lee Halverson, Brian Harris, Rod Gibson Bruce August

Carole Winter made motion to accept the report and John Maske seconded, all approved the motion and the report was accepted.

Grounds, Darrell Williams Report: Reiterated **SPEED LIMIT is 10 MPH** throughout Park. Reviewed trash procedures for upfront and roll-off. Skelton Grading brought equipment with a load of crusher run to assist in determining time and cost for the proposal to work on shoulders and certain ditches throughout the Park. The work is divided into 2 phases, 1st phase will include the front side of the Park and 2nd phase will focus on the back side of the Park. The back side also has a ditch to fill on Fish Tail Circle that will need some piping and concrete on each end with crusher run added in places. Darrell has determined that Danny Graves is not equipped, and Precision paving also advised they can't handle the job. The next item is with Precision Paving doing asphalt work on Maplewood to Camptown where there is a significant shoulder drop. They quoted \$1500 for asphalt work. Also, the ditch along the side of Happy Trail needs to be excavated.

Bridge needs 2 2x10's replaced and work is scheduled for next week. Darrell is asking White County to inspect the bridge. Darrell is doing the work. Replacing street signs is a lower priority and will have to wait.

Karen Cantrell made motion to accept the report and Kathy Gibson seconded, all approved the motion and the report was accepted.

Architecture, John Maske Report: John provided a handout of the Guidelines for Constructing of 8X10 Storage Building and requested changes clarifying and correcting 2 items: Item #6" The storage building...or twelve (12) will be changed to **and.**" Also, the sentence at the end of the guidelines wording will be corrected from A "PERMIT...may to **will be.**" Sept 30, 2019 is the last day to request a permit and the work must be completed by Nov 1, 2019. Any new construction requires a Park and White County permit, repainting with the same color does not and tearing down and replacing a deck does not require a permit.

John also requested that Rick Gass be added to the Architecture committee.

Carole Winter made motion to accept the report and Karen Cantrell seconded, all approved the motion and the report was accepted.

Treasurer, Karen Cantrell Report: Karen reported that Finances are still in great shape, however, there are 3 owners with outstanding maintenance fees still due. If payments are not received by the 15th liens will be filed adding \$50.00 to each delinquent HOA fees.

Karen then briefly reviewed the financial report for this month's meeting and clarified where the appropriate contingency funds will be transferred from for the current underway work.

John Maske made motion to accept the report and Darrell seconded, all approved the motion and the report was accepted.

President, Rory Riff Report: Rory advised current status of repairs of sewer system over \$12,000 spent with more work still required to fix the field by the maintenance shed. The reserve funds \$230,000 including road work will be decreased to \$160,000 after all of this year's work is completed. It is a possibility that we will have an increase in HOA fees for the following year.

Rory then reviewed the Caretaker program and "full time resident" protocol. 27 caretakers in place and 25 is the minimum needed. We will not assign any additional caretakers unless someone has an emergency requiring change of living circumstances. 34 caretakers are the number allowed by White County.

Waste Management Contract is currently under review and we will be renegotiating another contract this year.

Old Business: None

New Business: None

Discussion opened for owners in attendance;

Diane Maxwell, Lot 243, commented on discussion of voting and by-law changes. She expressed concern of not being able to write in candidates. Carole explained that write in occurred during the nomination process and this would still occur as it does every year. She still expressed concern and always wants to vote.

Bill Maxwell, Lot 243, expressed concern over changing voting and how it would be handled in future years. Rory Riff thanked for the comments and advised both concerns noted and will be further reviewed by the BOD.

Marlene Barton, Lot 127, questioned storage building permitting requirements, new construction versus assembly and after discussion advised she would speak with someone on the Architecture Committee.

Billy Camp, Lot 170, asked for clarification regarding why the candidate with the low vote will only serve 1 year. Rory Riff explained that the By-Laws state when a replacement for a vacancy is replacing a candidate with a 1-year term left to serve the candidate with the least votes will serve that term.

Bert Leek, Lot 139, Humoursly addressed the audience in regards to the importance of maintaining the speed limit and why every person needs to be considerate of others. Slow down enjoy the serenity of the Park, be a good neighbor follow the rules and be safe.

Rod Gibson, Lot 18, questioned whether street signs are being replaced this year? Rory Riff advised due to budget expenditures we don't know when but it will get done and BOD will review and prioritize.

Ray Schultze, Lot 212, also stated the importance of maintaining the speed limit.

Sandy Schultze, Lot 212, asked if a sign could be placed on front of dumpster addressing placement of garbage to back or sides and not directly in front of opening. It was discussed and decided no action would be taken.

Roy Garceau, Lot 279, asked why republish rules for dumpster when someone observed putting wrong items in the dumpster after living here for over 20 years still disregards the rules.

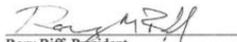
Jim Zilaro, Lot 115, called White County regarding requirements for storage sheds and White County said no permit is required if it is a prebuilt shed but owners still need a Park permit. Rory Riff responded and advised if County said no get them to sign off that permit is not needed and show to member of the Architecture Committee.

Wayne Whittle, Lot 275, stated there are 290 lots and renters are a small percentage of usage. They are not our problems most RVers do the simple things for instance choose single ply TP and don't flush wipes.

Barney Casteel, Lot 43, stated we don't have enough candidates and not enough people to help and we need to help by serving on a committee.

Before we adjourn just a reminder the Meet-n-Greet will be directly after the BOD adjourns this meeting, take a short recess and reconvene in the Pavilion.

No further comments and meeting adjourned by President Rory Riff at 1135AM.


Rory Riff, President


John Maske, Architectural


Darrell Williams, Grounds/Vice President


Joe Cucco, Water & Sewer


Carole Winter, Secretary


Kathy Gibson, Activities


Karen Cantrell, Treasurer