

JULY 14, 2018 BOARD OF DIRECTORS MEETING

Clyde opened the meeting and welcomed everyone. Rod Gibson led the meeting in prayer. Clyde led the group in the Pledge to the Flag. Roll call was taken. Directors Clyde Camp, Darrell Williams, Becca Roby, Jeff Hamm, Alide Matthews and Pat Grice were present. Beth Wolfe was absent so Elizabeth Carter served as Acting Secretary.

There were more than 100 owners in attendance.

Clyde asked any new owners to stand and introduce themselves. Pam Gatewood recently purchased Lot 89.

Becca's Treasurer's Report: The end-of-June Total Assets were \$142,696.89; Contingency Reserve Funds \$41,813.70; Owners A/R \$536.00; Pavillion Reserve Fund \$9,602.54; Streets & Bridges Reserve Funds \$98,348.57; Water & Septic Reserve Fund \$92,018.22; Total Other Assets \$242,319.03; TOTAL ASSETS \$385,015.02. LIABILITIES & EQUITIES: Opening Balance Equity \$100.00; Retained Earnings \$251,371.01; Net Income \$133,544.91; TOTAL LIABILITIES & EQUITY \$385,015.92. Alide made a motion to accept the report. Darrell seconded. The vote was unanimous and the motion carried.

Becca continued with an update on Richard Peavy, owner of Lot 91. He has a brain tumor that has caused partial paralysis of his right side. He is currently living with his son in Fitzgerald, GA and will be entering an Assisted Living Facility in Rochelle, GA. He sends his best wishes to everyone.

Alide's Activity Report: She thanked everyone who helped with the July 8th cook-out. The activities for the remainder of the month are: Dine Out at El Campesino Wednesday July 18 at 5:00 PM. Root Beer Floats Friday, July 27 at 6:00 PM followed by Card Bingo at 6:45PM. Breakfast at Wendells July 28 at 9:30 AM and the Activity Committee Meeting July 31 at 10:00 AM. A trip to Harrah's in Cherokee, NC is planned for Monday, August 27. The cost for the trip is \$40.00 but you will be refunded \$30.00 when you arrive at Harrah's. Sandy Schulze announced that a sign-up sheet will be posted in the breezeway within a few days.

We need to have a minimum of 35 people for the trip.

Becca made a motion to accept Alide's report, Darrell seconded. The vote was unanimous so the motion carried.

Pat Grice's Architectural Report: The transition has been smooth. She announced that when a permit is requested from the committee a \$20.00 check payable to PVC is required. The check will be held until the project is completed. The owner must then return the permit to the committee and the check will be returned to the owner. If the permit is not returned within 30 days after the project is completed the check will be deposited into the PVC account. Alide made a motion to accept Pat's report, Becca seconded, vote was unanimous and the motion was carried.

Jeff's Water & Sewer Report: Everything is working well. He has information for the mail-out regarding purchase of generators. The cost will be \$21,600.00 which includes a 10% over-run cost. The exact cost should be \$19,600.00. The water tank on Side 2 has been inspected for algae and none was found. He and Joe Cuce will begin to flush out the system. Becca made a motion to accept Jeff's report, Darrell seconded, Vote was unanimous and the motion carried.

Darrell's Grounds Report: He thanked everyone for their help with the cook-out.

1. He is working on a fine for owners who do not keep their property clean.

A certified letter will be sent to the owner with a time limit and if the owner does not comply a fine will be assessed.

2. He has estimates for repairing the pool. One estimate is to replace the tiles and paint the pool for a total cost of \$5,000.00 and should fix the problem for 2 to 3 years. The pool should not be painted.

The second estimate is to remove the paint, re-plaster the pool and replace the tiles for a total cost of \$10,000.00 and the pool will be good for another 15 to 20 years. He expects the work to be done in September. A ballot for approval will be sent in the mail-out.

3. There is a washout at the creek where the trailers are stored. He has spoken to the Code Enforcement Officer for approval to put rock in the area. It will cost approximately \$5400.00 and will need to be approved by the owners.
4. The ditch on the right of the road to the roll-off needs to be dug again and can be done for \$855.00. Becca made a motion to approve the expenditure, Alide seconded, vote was unanimous and the motion carried.
5. Some owners are still putting leaves in the roll-off. **BAG YOUR LEAVES AND PUT THEM AT THE FRONT OF YOUR PROPERTY FOR PICK UP. LIMBS MUST BE CUT IN 4 FOOT LENGTHS, TIED TOGETHER AND PUT AT THE FRONT OF YOUR PROPERTY. THE DUMPSTERS AT THE FRONT ARE FOR HOUSEHOLD GARBAGE ONLY!**
6. More chairs, umbrellas and small tables are needed for the pool area. Eight chairs are needed and will cost approximately \$85.00 each. Four umbrellas at a cost of \$40.00 each and ten small tables at a cost of \$7.00 each. Total cost is approximately \$910.00. Jeff made a motion to approve the expenditure; Alide seconded, vote was unanimous and the motion carried.
7. Some have asked about installing a mirror at cardiac hill. The mirror would have to be installed 15 to 20 feet in the air so is not feasible. Everyone needs to just slow down and look. **THE SPEED LIMIT IS 10 MPH!**

Jeff made a motion to accept Darrell's report, Alide seconded, vote was unanimous and motion carried.

Clyde read a note from Beth regarding the mail-out of ballots. At the time the note was written there were three ballots.

1. The PURPLE sheet is for Covenant Changes that were not mailed out in 2016.
2. The Cream sheet is for purchase of generators
3. The White sheet is for the election of the Board of Directors.
4. Do not know what color will be used for approval of the pool repairs.

There will be a return envelope with your lot number on it and on the back is a line for your signature. This is to verify that you are a member in good standing. If the envelope is not signed the ballots will not be counted. However, if an owner signs the ballots inside, the signature will not be cut off but the ballot will be counted. **PLEASE SIGN THE OUTSIDE OF THE ENVELOPE TO EXPEDITE THE COUNTING PROCESS.**

NO NEW BUSINESS

OLD BUSINESS: Someone asked if the new owners will receive the ballots. The answer is YES.

Becca thanked Clyde and Darrell for installing the new boxes. Three owners upgraded their old box to a new one. There are boxes available now. There is not a waiting list at the present. If anyone is interested in a box please see Becca.

Clyde said there are rumors going around about what he was going to discuss.

He was told by Perry McCall that he will not pick up the bags of leaves. He was not happy that owners have been putting propane tanks, bags of dog poop, concrete and tiles in the bags with leaves. Clyde talked to him and he will continue until March 1, 2019. The Board is trying to find another source for the yard waste. Perry will continue to cut the grass. There is nothing in the covenants that says the Association must provide lawn service for the owners.

Mike Hooks will not be doing yard work for individual owners after this season. If you hire outside help, you must be sure they have insurance because an owner had damage done to their trailer by an outside contractor working on another owner's lot.

YARD WASTE CANNOT BE PUT IN THE DUMPSTERS UP FRONT. We are installing a camera and owners will be fined if they are found putting anything other than household garbage in the dumpster.

Clyde said an owner asked if the Association is going broke. The answer is NO.

Elizabeth gave a history of the finances when the developers turned the property over to the owners on August 18, 2001. The checking account had a balance of \$1200.00. The developers had a \$5000.00 loan in the name of the Association that they had just been paying the interest and renewing the loan each year. There were two employees that cut the greenbelt and did odd jobs and were paid \$9.00 per hour. The Association did not have any funds coming in until January 2002. The Board assessed the owners \$75.00 each and paid off the loan. A bookkeeping system was established and Reserve Accounts were set up. Since that time the Association has not been in debt for anything.

CLYDE OPENED THE FLOOR FOR QUESTIONS.

Janice Camp Lot 39 stated she is trying to get a bus trip to a Braves game in September. The cost will be \$80.00 per person and includes the ride to and from the game and a ticket to the game. Must have 35 people. If anyone is interested please see Janice.

Jan Timoteo Lot 59 asked if the quote for the generators included maintenance. The answer is Yes.

Linda Kendall Lot 231 asked if Clyde could go over the covenant changes being mailed. Clyde said he does not have a ballot but one will be regarding removal of the black tank from an RV. Another is regarding the Board of Directors taking office in April instead of May.

Carol Hooks said Mike has someone working with him that will be working on Side 1 and Mike will be working on Side 2. There is a possibility this person will take over Mike's business when he is gone. Clyde said he must have insurance and Carol said he does.

Kathy Gibson Lot 18 said more Tiki chairs are needed. Darrell will check on the price.

Rod Gibson Lot 18 said owners cannot be fined for covenant violations. Clyde said Article IV Section B of the covenants covers owner's responsibility to maintain their property.

Sandy Schulze Lot 212 said if Darrell will get Tiki chairs that do not swivel, they should cost less. Darrell will check.

Ray Schulze Lot 212 said there is a golf cart that comes by his property and they are speeding.

Rory Riff Lot 86 asked if the Board was going to buy some equipment requested by the quilters. Clyde said the Board purchased one ironing board and one iron and anyone can use them.

Roy Garceau Lot 288 suggested a sign be posted on the roll-off stating ‘DO NOT PUT LEAVES IN THE DUMPSTER’

Carole Winter Lot 149 asked if the owners will be allowed to meet with Waste Management when the Board meets with them regarding yard service for individual lot owners.

Clyde said it is the owner’s responsibility to get someone to maintain their yard. However, he will ask Waste Management about owner’s lot and set up a meeting between them and the owners to negotiate.

Rick Gass Lot 147 asked if the Board can negotiate with Perry regarding the pickups. Clyde said NO. Rick asked if clear bags would help. Clyde said NO. Rick asked if there is somewhere in White County owners can take their yard trash. Clyde is checking.

Carole Winter Lot 147 asked if there are companies that do individual lawn service. Clyde said he is negotiating for the park only.

Ted Dietz Lot 176 reminded everyone that some go bowling in Clarksville every Tuesday morning at 10:00 AM. Cost is \$1.00 per game and \$2.50 for shoes.

Jeff Hamm Lot 136 said the only amenity we have in the park is the pool and he would like to see more amenities such as a dog park and a community fire pit.

Toni Sherer Lot 56 asked if owners can burn limbs on their property. Clyde said yes but only in a fire pit and cannot burn leaves.

Cathie Opava Lot 169 said she recently purchased an umbrella for \$21.00 and a stand for \$19.00 at WalMart and suggested Darrell check there.

Jeff made a motion to adjourn the meeting, Darrell seconded vote was unanimous and the meeting was adjourned.

Respectfully submitted,

Elizabeth Carter, Acting Secretary