

**MINUTES  
PARADISE VALLEY CAMPGROUND OWNERS  
ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

July 9, 2011

PRESENT AT THE MEETING:     Buck Tidwell, President  
                                      Nick Coman, Vice President  
                                      Dawn Trantham, Treasurer  
                                      Stanley Gunter, Member  
                                      Skip Walton, Member  
                                      Clyde Camp, Member

President Buck Tidwell called the meeting to order and asked everyone to stand and recite the pledge to the flag. He asked Alan Hall to lead in prayer.

Buck said the Board of Directors has met in a private session to resolve some personal issues and they have agreed to work together in the best interest of the Association. He asked Dawn Trantham if she would reconsider her resignation from the Board and agree to stay as Treasurer. He stated she has done an excellent job as Treasurer and as a Board member. Dawn rescinded her resignation. She thanked everyone for their support.

Buck asked Ray Schulze to serve as Parliamentarian for the meeting and Elizabeth Carter will be serving as Acting Secretary for the meeting.

The minutes from the Workshop July 3, 2011 were read and approved as read.

**COMMITTEE REPORTS:**

Finance:           Dawn advised that the checkbook balance as of June 30, 2011 was \$130,787.43, \$200.00 Petty Cash, \$159,928.05 in reserve accounts, making a total of \$290,915.40 total equity. All maintenance fees have been paid.

Welcome:          Lanell Coons – The new owners of Lot 161, Vincent Vescuso and Janice Stinson have been welcomed. The Committee has welcomed 8 new owners this season and have 8 yet to be seen.

Architectural:   Clyde said 2 permits have been issued.

Grounds:          Buck reminded us that limbs and leaves should not be put in roll-off. There is a car dolly in the trailer storage area that has been there for approximately 3 years and if anyone knows who it belongs to, please let the Board know.

The speed limit is 10 MPH, please observe it.

Children under 16 are not allowed to drive golf carts.

There are now 2 handicap parking spaces for golf carts at the pavilion.

Covenants:        Elizabeth Carter spoke in Bernie Berk's absence. She stated that the committee has prepared an amendment to the by-laws which was approved by the Board regarding eliminating proxies and setting a quorum for the annual meeting. The ballots must be mailed back to the Association. They cannot be hand delivered. A stamped-self-addressed envelope has been provided in the envelope. Everyone present was asked to pick up their ballots at the close of the meeting.

- Rules:** Nick Coman had nothing to report.
- Water/Sewer:** Skip Walton reported that all PVC caps for water will be painted blue and the septic tank caps will be painted black. He is still trying to locate a leak at well No. 2. The junction box at Hidden Valley Road is now completed. North Georgia Sewer will check it and possibly blow out the drains to eliminate standing water.
- Building:** Elizabeth Carter reported that the electrician has installed another plug in the kitchen to accommodate the microwave, there was a loose connection at the box that was repaired and a meter has been installed at the box by Habersham to be sure there is adequate amperage. It will be removed after the breakfast on July 16<sup>th</sup>.
- Activities:** Lanell Coons reported that over 100 persons were served at the cook-out July 2, 2011. The golf cart parade was successful and fun for all who participated.
- Ladies Day out was successful with approximately 10 ladies participating. She thanked Barbara Mushlin for organizing the event. The next event will be a trip to the Beauty College.
- Card Bingo – Monday July 11<sup>th</sup>.
- Crafts with Anne Raptis – Tuesday July 12<sup>th</sup>.
- Breakfast – July 16<sup>th</sup>. Nick Coman will be cooking pancakes and French toast.
- Activities Meeting – July 21st – 2:00 PM
- Movie Night – July 18<sup>th</sup> – Ice Cream and watermelon will be served for \$2.00 donation at 6 PM.
- Coffee & Fritters – July 30<sup>th</sup> – 8AM
- Cookbooks, Directories and Ice Cream for sale.

**CORRESPONDENCE:** A letter was received from Michael Camelo of Lot 128 requesting a street light on Camptown Trail and Tip Top Circle. The Board will check on the possibility of having a light installed.

**ANNOUNCEMENTS:**

There will be a work day Tuesday, July 12<sup>th</sup> at 8:00 AM under the direction of Barbara Stone.

**OLD BUSINESS:** Don Canerday of Lot 192 had previously requested to be allowed to put bluebird nesting boxes up on the greenbelt areas. He will provide and maintain the boxes. Clyde made a motion to approve the request. It was seconded by Nick. There was no discussion so the motion carried unanimously.

**NEW BUSINESS:**

Dawn reported we currently have a contract on the copier that covers everything except paper that is \$450.00 per year. She talked to Mike with GA Copier and was told that just a service call would be \$175.00 so she thinks it would be beneficial to renew the contract in August. She said the Board was mistakenly told previously that the contract did not cover anything. Buck stated the Board has previously decided not to renew the contract but with the new information he would entertain a motion to renew the contract. Nick made a motion to renew the contract in August; Clyde seconded the motion. There was no further discussion. The motion carried by a vote of 4 to 1.

**CABLE TV:** Skip Walton is working with Nex3 on the cable service. It is up for

renewal in January 2012. He is talking to Nex3 in an effort to keep the service. He will be meeting with the owners who are interested in cable service Friday, July 15<sup>th</sup> at 1PM in the pavilion.

**SIGN ON HWY 129:** Buck said Sherry Ivie is not going to pay the rental on the property for the use of the sign. He asked if the Board wants to pay the rental of \$200.00 per for the sign. The sign was installed and an agreement made between the original developers of PVC and the owners of the property at the corner of 129 & Paradise Valley Road. Skip Walton made a motion to remove the sign. Dawn seconded. There was no further discussion and the vote was unanimous.

**RADITIFICATION OF COMMITTEES:** The following committees were submitted to be ratified by the Board.

**ARCHITECTURAL & SITE IMPROVEMENT –** Clyde Camp; Chairman; Elizabeth Carter, Kenneth Killgo, Bob Lucas and Richard Peavy.

**GROUNDS:** Buck Tidwell, Chairman; Barbara Stone, Elizabeth Carter and Gary Parker

**RULES:** Nick Coman, Chairman; Jan Timoteo, Mike Hooks, Barbara Mushlin and Roy Garceau.

**WATER & SEWER:** Skip Walton, Chairman

**BUILDING RENOVATION:** Elizabeth Carter, Chairperson; Tom Grice, Dawn Trantham, Roz Berk, Barbara Tidwell, Ray Schulze, Kenneth Killgo and Sally Jones.

**COVENANTS:** Bernie Berk, Chairman; Elizabeth Carter Tom Grice, Kenneth Killgo and Dawn Trantham.

**FINANCE:** Dawn Trantham, Chairperson; Tom Grice, Elizabeth Carter, John Stone and Sally Jones.

**CHECK SIGNERS:** Dawn Trantham, Sally Jones, Kay Roane Sally Jones and Jo Roskosh.

Nick Coman made a motion to approve the committees and members as stated. Clyde Camp seconded. There was no discussion and the vote was unanimous.

Clyde supplied the Board members with copies of forms to be used by the Architectural committee. The wording on some of the previously used forms has been changed to simplify the form and make it easy for everyone to understand. He requested the Board approve the forms for use now and also for future Committee members in order to have some continuity. Buck asked if the Board needs some time to read the forms. Clyde asked if anyone has a question on the forms. Nick asked about the decks and porches screening. Clyde said that was already on the forms. The only change made to the forms was on the 12 ft. wide form. We added any damage to PVC property caused by delivery of 12ft wide would be the responsibility of the owners. Skip asked if a county permit is required on the 12 ft. Clyde said we decided we are not going to police for the county. We are going to go by our rules in PVC and the county is responsible for enforcing their rules. Stan asked if there is work being done by the covenant committee regarding skirting for the park models. Elizabeth stated the covenants committee concentrated on 2 changes to the by-laws in their meeting but will be meeting later to discuss other changes to the covenants and by-laws. Stan also asked about the screen

porches, can they still be screened. He stated he had a permit for 500 sq. ft of screen on his deck. Elizabeth said she cannot find anything in the covenants allowing screened decks or porches and apparently the porches that are screened were given a variance by the Board. She will address it when the committee meets again. The approval of the forms was tabled until the next meeting.

Buck read a letter he received from Becky Holton expressing her appreciation to him for asking Dawn to rescind her resignation. She thinks the current Board can work together in the best interest of the park and make it a better place to live.

#### OPEN FOR QUESTIONS AND STATEMENTS FROM THE MEMBERS:

Tom Outland – Lot 115: The trees on the greenbelt at some intersections and curves have grown out it is difficult to see the traffic.

Buck will check and if necessary will have them trimmed.

Richard Barber – Lot 56: What is being done to eliminate the strong sewer smell near his lot?

Skip said North Georgia Sewer has pumped the tanks and drain fields. They have installed remediators that should take care of the problem. It could take a few weeks for the smell to go away. Buck said it could take as long as six months for the problem to be solved.

Bob Stewart – Lot 104: Did N. GA suggest anything that can be used in our tanks that does not contain formaldehyde?

Buck said when the septic tanks are pumped, the main problem is grease. He reminded everyone not to pour grease down the drain.

Roy Garceau – Lot 279: Discussed establishing a log for each lot. He suggested any complaints, violations, variances, etc could be put in the log.

Clyde said there is currently a file for each lot and everything is filed in the file.

Richard Peavy – Lot 91: Urged everyone to support the proposed By-Law changes.

Rod Gibson – Lot 18: Asked if the Covenant Committee has checked with the County as to whether holding tanks are still required. Tom Grice and Clyde Camp have met with the County and N. GA Sewer. The County says holding tanks are required. N. GA Sewer is going to write a letter to the White County Health Dept. and give them his opinion on the use of holding tanks. He will let us know when he receives an answer.

John Coons – Lot 264: Suggested we remove the requirement of marine type toilets from our covenants.

Sandy Schulze – Lot 212: Asked if there is a law suit involved with Waste Management regarding the dumpsters. There is not.

Dawn Thantham thanked everyone for their support.

Buck Tidwell thanked everyone for attending and the meeting was adjourned.

Respectfully submitted,

Elizabeth Carter  
Acting Secretary

**COMMITTEE MEMBERS - 2011**

**ARCHITECTURAL & SITE IMPROVEMENT:**

**Clyde Camp - Lot 39, Chairman**  
**Elizabeth Carter - Lot 150**  
**Kenneth Killgo - Lot 218**  
**Bob Lucas - Lot 119**  
**Richard Peavy - Lot 91**

**RULES:**

**Nick Coman - Lot 90, Chairman**  
**Jan Timoteo - Lot 59**  
**Mike Hooks - Lot 57**  
**Barbara Mushlin - Lot 114**  
**Roy Garceau - Lot 279**

**COVENANTA REVIEW:**

**Bernie Berk - Lot 53, Chairman**  
**Elizabeth Carter - Lot 150**  
**Tom Grice - Lot 213**  
**Kenneth Killgo - Lot 218**  
**Dawn Trantham - Lot 253**

**FINANCE:**

**Dawn Trantham - Lot 253, Chairman**  
**John Stone - Lot 237**  
**Elizabeth Carter - Lot 150**  
**Tom Grice - Lot 213**  
**Sally Jones - Lot 6**

**GROUNDS:**

**Buck Tidwell - Lot 16, Chairman**  
**Barbara Stone - Lot 237**  
**Gary Parker - Lot 105**  
**Elizabeth Carter - Lot 150**

**BUILDING RENOVATION:**

**Elizabeth Carter - Lot 150, Chair**  
**Roz Berk - Lot 53**  
**Tom Grice - Lot 213**  
**Kenneth Killgo - Lot 218**  
**Sally Jones - Lot 6**  
**Ray Schulze - Lot 212**  
**Dawn Trantham - Lot 253**  
**Barbara Tidwell - Lot 16**

**WATER & SEWER:**

**Skip Walton - Lot 98, Chairman**