



BOD Meeting 06/12/2021

Members Present: Clyde Camp, Karen Cantrell, Linda Hackett, Tom Hutchinson, John Nash, Scott Smith and Carole Winter.

President, Tom Hutchinson, called the June 12th BOD meeting for the PVC BOD to order at 10:00AM, and welcomed all. Tom asked Janice Camp, Lot 39 to lead the invocation and Rick Gass led the pledge of allegiance. Tom then asked for roll call and Carole Winter confirmed all members were present.

Tom asked all new owners to stand and be recognized:

Buck & Mandy Cofield, Lot 107

Ron & Cheryl Foster, Lot 125

Both new owners were warmly welcomed.

Tom then thanked Rick Ryan for the great job he did facilitating the Annual Owners Meeting. He reviewed several activities including the success of the Memorial day BBQ, Ride Around completion, and thanked the volunteers and recognized Kathe Hyman, Lisa Meyers, Gary Hackett and Greg Harvey. He also thanked Darrell Williams for the log splitting volunteer project. The Deck has been completed, Shuffleboard courts redone, refurbished mailroom and John Nash's work on the front Island project has begun.

New Business: Lisa Meyer is coordinating a creek clean-up project on June 26, 10-12. All volunteers please meet at the bridge. Unnatural debris will be the focus and cleaning under the bridge so Jerry Hyman can complete the bridge inspection.

Tom advised a concert on the creek is an upcoming event to include a gathering of musically inclined to get together and play, more on that to come.

Tom reminded everyone Father's day is June 20th and the July 4th Golf Cart parade and BBQ will be on July 3rd. In addition, there is a front Island dedication ceremony planned at the beginning of the day. More details to come. Road clean-up to be scheduled as well as another wood splitting day. Tom recognized the Workcampers and Tom made a motion to extend their contract and Karen Cantrell seconded. The motion was unanimously approved. Lastly, Tom recognized the BOD for their work.

Tom then asked for each BOD members report.

Secretary, Carole Winter: Carole provided a progress report on the follow-ups from the annual meeting and she advised that the BOD has met and has begun addressing these items. She explained due to similarities in topic the follow-ups were grouped into 6 major items; 1) variances, building structures and how the BOD will address future building plans, Carole advised this is a priority item with resolution planned for next week; 2) Gate – John Nash is pursuing the Gate repairs/replacement and will report his findings back to the BOD; 3) Full time owners - the BOD is establishing a sub-committee to review the Caretaker Program and address the

full time owners currently in the Park and the BOD will tweak the program as it is a high priority item; 4) Tom Hutchinson will lead the Rules Committee; 5) A Closing Letter of \$50.00 and an Initiation Fee of \$300.00 will be implemented 7/01/2021 and Karen Cantrell is coordinating this with the attorneys and realtors, Carole also advised per our attorney's suggestion a certified letter will be issued to new owners when the PVCOA closing forms are not returned after closing. The letter will reinforce that the new owners have read, reviewed and understood the Covenants and By-Laws; 6) Information in the Park - Carole shared an information sheet that is now posted on all Bulletin Boards that provides a listing of BOD members with phone numbers as well as the PVC website and e-mail address. This will assist new owners with whom to contact with questions.

Carole then began her BOD report: Carole introduced Teresa Rogers, the Chair of the Nominating Committee and Carole advised 40+ owners have been contacted with 7 owners currently volunteering and 2 undecided to run for next year's BOD openings, she reminded everyone nominations close 6/15/2021. She reviewed the roster, Clyde Camp, Bob Fedderwitz, John Nash, Towana and Wally Pero, Rory Riff and Scott Smith. After the meeting it was clarified only 1 owner per lot may be on the BOD, the Pero's were contacted and Towana confirmed she will be the candidate to remain on the slate. Carole reviewed the following schedule for the election activities; Bios submitted by June 23rd for July Pipeline, Meet n Greet with candidates directly after the July 10th BOD meeting, Ballots in the mail mid-July with a return no later than Sept 2nd, Ballot Box will be maintained under lock at Lot 237, Karen Cantrell until September 4th than moved to the Pavilion for any late ballots. The election count will be conducted with a team comprised of owners and BOD members with results available by 2:00PM. The newly elected BOD will convene, elect a President and appoint BOD members to their positions to begin April 1st 2022. Carole then reported on the Ride Around, 57 letters were mailed with the majority being 911 address sign requirements and the balance focusing on Lot clean-up work. Letters provide a two-week timeframe for completion. Carole also advised that Directories are available after the meeting. Tom also advised there were Directories at the last meeting that were free to new owners but available at a cost to existing owners and many disappeared. He encouraged if you mistakenly took a directory but not a new owner to please reimburse the \$5.00 cost. Clyde Camp made a motion to accept the Secretary report and Scott Smith seconded, all BOD approved report.

Treasurer, Karen Cantrell: Karen stated doing good on financials and then reviewed the June financial information and the May overage transfer details. She advised 8 outstanding HOA fees are pending and e-mails have been sent. Follow-up for payment will be made on this Saturday with additional action taken on those payments that are still outstanding. Clyde Camp made a motion to accept the Financial report and Carole Winter seconded, all BOD approved report.

Activities, Linda Hackett: Linda reviewed the Memorial Day BBQ and Tom Hutchinson thanked all who helped, a profit of \$200.00 was made. Linda advised a sign-up sheet for July 4th has been posted in the Pavilion and encouraged everyone to sign. This greatly helps identify how many to plan for so we have enough food and supplies for the day. Linda advised no calendar was included in the June Pipeline and Linda then reviewed the 4th of July BBQ menu. Linda advised name badges are in and if you still need one see Kathy Gibson. Linda also stated that ice cost is increasing to \$3.00 per bag. Linda then reviewed the July 3rd celebration and advised the day will include a golf cart parade and judging contest. More information will be posted as the date gets closer. Clyde Camp made a motion to accept the Activities report and Scott Smith seconded, all BOD approved report.

Architecture, Scott Smith: Scott advised 22 permits have been issued so far and 7 of those completed this year. Scott is attempting to talk to outstanding permit owners to review schedules. A few owners are waiting on deliveries, supplies hard to get, so we don't have completion dates on all yet. Scott will also be speaking

with an owner that has work underway with no permit issued to review the permitting process. Scott also advised there is 1 variance request in play that the BOD is meeting on soon. Clyde Camp made a motion to accept the Architecture report and John Nash seconded, all BOD approved report.

Grounds, John Nash: John advised he is working with our gate people and was advised it would cost \$750 to retrench the trip wire to resolve our current problems. He is moving forward with this action and he is also pursuing other options as well. John also recognized our volunteers; Gary Hackett, Greg Harvey, Lisa Meyers, Bill Venditto, Bob Hingst, and Kathe Hyman for their efforts on the Island . So far costs are under \$1000.00 and completion date of July 3rd is targeted. John mentioned still a few projects remain but he is almost to the maintenance level of work left in the Park. Shuffleboard court is being used and lights will be added to that area. Clyde Camp made a motion to accept the Grounds report and Scott Smith seconded, all BOD approved report.

Water/Septic, Clyde Camp: Clyde verified currently there are no known water issues in the Park, we are doing good. Clyde thanked everyone for doing what we are supposed to do.

Clyde stated a FB comment “the owners should tell the BOD who they work for” and Clyde addressed that by advising the owners in attendance that our covenants/by-laws require us to take care of the Park. We work with owners but our mission is to take care of the Park. Also, he advised that he is working with Joe Cuce on the Caretaker Program. He advised the audience that we are starting from scratch due to the previous year’s Caretakers files with all the Parks records are missing/stolen. There is a list from last year that will be used as a starting point. Carole Winter made a motion to accept the Grounds report and Karen Cantrell seconded, all BOD approved report.

Tom Hutchinson clarified that Joe and Clyde will be working with members of the BOD and others as necessary on the Caretaker Program, Tom also advised he will be heading up the Rules Committee and he will be seeking a small committee to evaluate what Rules need to be changed. He reiterated our rules are the Covenants and if owners don’t like something they need to participate in changing them. The Covenants Committee will start in September this year and kick-off in April 2022. Tom also recognized Terri Darias and the craft classes and how much we appreciate what she does.

Tom opened the floor for discussion.

Janice Camp, Lot 39 recognized Linda Hackett for the great job she is doing on Activities. Janice then suggested selling prepaid tickets and stated this would help identify how many people were planning on attending.

Rod Gibson, Lot 18 advised he is happy to see that variances are being addressed by the BOD. Rod feels that variance decisions should be done in the open and voted in the open. He then stated variances are for people requesting a violation of the covenants. Clyde Camp clarified that the Covenants provide authority for the BOD to vote on variance requests.

Rory Riff, Lot 86 stated I understand that I am running for the BOD, I have not been contacted and don’t know who nominated me. Carole clarified that Rory Riff had nominated himself when he turned in his nomination form. She advised Rory she would review the information that he submitted with him after the meeting. This was done after the meeting and Rory advised he will confirm his candidacy before June 15th deadline.

Jerry Hildebrand, Lot 85 stated concerns over the dumpster area. He advised that there are residual oils on the ground and on the dumpsters. There is an odor sometimes after pick-up for 2 hours and he would like something done about it. Clyde advised we would follow-up with the waste management company.

Sue Smith, Lot 195 asked about the “pretty clothes” she has observed with Paradise Valley logos and wondered where they came from. Kathy Gibson, Lot 18 advised she would be taking orders next Monday the 21st in the Pavilion at 10:00AM.

Bob Fedderwitz, Lot 133 questioned the amount of the Initiation Letter and Clyde Camp advised it was discussed at the Annual Member Meeting. Bob advised he would like to see a higher amount to offset costs and didn't feel it would affect the sales in PVC. Bob also advised he would post the 4th of July activities.

Tom introduced Bob Fedderwitz to the audience and explained he and Cindy Gregory were our new Webmasters and thanked them for their assistance.

Sarah Smith, Lot 195 requested clarification on the Initiation fee as to whether it applied to new owners already in the Park. It was reiterated it would be effective July 1st and if you were an owner who purchased a second or third lot etc. it would also apply to them. Any purchase after July 1st will have the Initiation and Closing fee applied.

Darrell Williams, Lot 68 thanked everyone that helped on the wood splitting project and also thanked the BOD for all that they do for the Park.

Jim Zilaro, Lot 115 commented not only Golf Carts need lot numbers but also Trailers parked in the trailer lot in back require lot numbers.

Kathe Hyman, Lot 265 advised only extremely extenuating circumstances should exist for extensions to be given on the Ride Around Lot clean-up. She also stated she would like to see multiple ride arounds given throughout the year.

Terri Darias, Lot 201 asked for clarification on what “start from scratch” on the Caretakers mean. Clyde Camp advised we've always had year to year lists so this year we are starting fresh. The same rules as are stated in the Directory will still apply.

Ted Dietz, Lot 176 reminded everyone to break down boxes before placing in dumpsters.

Rosie Gass, Lot 147 expressed concern over not having covenants committee. Clyde Camp clarified we were establishing the committee in September with new BOD actually starting in April.

Rick Gass, Lot 146 asked for a clarification on a previous comment made by Clyde Camp dealing with state regulations that affect our covenants and what can/cannot be changed. Clyde and Tom Hutchinson further commented that State laws take precedence over the Covenants and certain things in the covenants cannot be changed.

No further discussion and motion to adjourn was made by Carole Winter and seconded by Karen Cantrell, all approved and the meeting was adjourned by President Tom Hutchinson at 11:13 AM.