

BOD Meeting 6-13-2020

Members Present: Karen Cantrell, Joe Cuce, Rick Gass, Kathy Gibson, Rory Riff, Carole Winter, and Jim Zilaro.

President, Rory Riff: Called the June BOD meeting of 2020 to order at 10:01 AM and welcomed all, the prayer was led by Rick Gass and Rory Riff led the pledge. Rory asked for new owners to stand to be welcomed:

Lot 10, Donald and Tonya Harvey

Lot 220, Tammy and Mike Brooks

Lot 124, Donald and Gail Nette

Lot 125, Dorian Woodliffe

Lot 76, Chuck and Selinda Butler

Rory then addressed the owners present at the meeting. He advised he has owned here 10 years and seven out of ten Rory has served in some capacity on the BOD and he's done serving. It's great to volunteer and very worthwhile to serve as a board member. Rory then stated we all have a vote per lot and owner responsibility for our Park and we all must watch out for PVC. He cited two occasions recently that required interaction with owners in the Park and rather than 1-1 owner involvement Rory was called to intervene. A young boy was observed riding his bike too fast down Happy Trail and Rory was contacted by several owners. After a brief discussion with the young boy and his parents, the situation was resolved. The second situation involved a woman with 4 or 5 children who were non-owners and visited the pool all day and no one asked her to leave or advise her that this was a private park and owners only allowed. Rory reiterated that all of us have responsibility for the Park and that the BOD is not the police, sanitation department, or babysitters.

Rory also advised that he would like volunteers to form a committee to address covenant changes needed for the Park. Covenants need updating from what originally was logical and sensible but require a more current update. The changes will be recommended to the BOD and then sent to all owners for approval. A minimum of 145 votes and 2/3 approval is required to update. The changes will be included in a letter that will be mailed out to all in good standing owners for a vote before year-end.

Rory then called for BOD member reports.

Secretary, Carole Winter: Carole asked for approval of Mays' Workshop minutes and BOD minutes, Karen Cantrell made a motion and Joe Cuce seconded, minutes approved. Carole Winter advised out of the 290 letters mailed, 14 were returned with nominations for the 3 open positions for 2021 BOD. One candidate has accepted the nomination for the 2021 2 year term, Tom Hutchinson. Carole and Teresa Rogers began contacting additional potential nominees. From the initial canvassing, 1 additional candidate has agreed to run, Keith Johnson Lot 174. We still need at least 2 more candidates and we will continue the canvassing. If an owner wishes to nominate someone we will accept the nomination for another several weeks. To get to know the

candidates better, a Bio will be published in the July Pipeline and a Meet the Candidates presentation is planned immediately to follow the 7/11/2020 BOD meeting. The Meet the Candidates session will be the Owner's opportunity to learn more from the potential candidates. Mid-July ballots will be mailed and the election will be held on Sept. 5th, 2020. Also, Carole advised she will reorder Paradise Valley windshield stickers for owner's cars due to low inventory on hand.

Three items remain on Carole's list of to dos for the 2020 season. The 3 items need to be prioritized and budget established. Carole will work with fellow BOD members to see that this is accomplished:

- 1) Establish 5-year strategic plan for management/growth for PVC also to include budget items - All
- 2) Complete work begun last fall on front entry, front fountain, including mulch and refreshing with seasonal plantings – Grounds and Kathe Hyman will be asked to act as project lead.
- 3) Beautify garbage area - Grounds

Water/Sewer, Joe Cuce: Joe explained that several drainage projects are underway in the Park to provide water runoff management. Joe stated that the septic system behind the pool area is the oldest in the park and trees were removed earlier this year with additional work being planned to try to preserve this field. The adjacent property owners have actively objected to this work so to ensure that no encroachment of owner's property was encountered a survey was ordered at PVC expense before the additional work is completed. The project will continue with no effect to the adjoining property. Another area, "Casteel Park," was observed during the heavy winter rains to have water jumping and sleeting across the road. To alleviate that a ditch on the east side of Camptown Trail has been cleaned out and a Berm added on the west side. Rip Rap was also added to the main drainage ditch that borders Happy Trail. Joe advised our monthly water tests remain nearly perfect. Joe is asking for a volunteer to work one-on-one with him to learn the Water and Septic systems and potentially become a future BOD member.

Joe then conducted a demonstration of the Park valve being recommended for use at the Main water box located at each Owner's water box. He stated that the 3/4" Ball valve can be purchased for approximately \$15.00 at most hardware stores and encouraged all owners to replace their current valves with this type of valve to avoid future problems. Joe also said there are several water on individual lots that are not readily accessible and that the BOD will pursue a covenant change that would require water boxes to be located within 2' of the electric connection on the owner's lot. This will facilitate visibility and ease of location when water needs to be turned off at an individual lot due to water issues.

Activities, Kathy Gibson: Kathy stated that the Park is moving again with planned activities. A Root Beer float night on Fri nights (26th) is restarting and must be done according to guidelines. Also, Kathy is investigating whether to add Bingo. Mary Alice and Bill Gladys will provide the music for Root Beer float night. Kathy stated that we will introduce movie night in the near future and a Wednesday dinner at El Campesino starting on the 17th is being pursued. In addition, the judged July 4th Golf Cart Parade is being scheduled to start at 10:00AM with a donation-based Hamburger/Hot Dog and Brauts cookout at 1:00PM to follow. Details will be included in a Park posted blast. Linda Kendall, Lot 231 and Lance will be contacted to provide a Karaoke night in July on the 25th at the Pavilion. Quilting and walking has started and the website will begin posting activities and the activities calendar will also be restarted. New

directories are available and new owners who have not been welcomed please see Kathy so she can welcome and give you a new directory, established folks have to pay \$5.00.

Architecture, Rick Gass: Rick Stated that 13 permits have been issued this year, 4 completed the rest are underway; 5 issued in April, 4 in May, and 4 in June. Rick also reminded everyone to include the architectural rendering included with the White County permit when requesting a PVC permit.

Treasurer, Karen Cantrell: Karen advised that there are 4 outstanding maintenance fees this year. Karen is working on resolving 1 that had a mailing address issue, and another is being investigated with attorneys and involves a sale of property, late letters on the other 2 will be issued. Financials emailed to all BOD with no issues identified. Karen reviewed current financials and stated that the financials are in good shape. Karen also requested recognition for the work Kathe Hyman, Lot 285 has done and it was agreed that a plaque "Kathe's Corner" will be placed on the park bench at the activities corner on Side 2.

Grounds, Jim Zilaro: Jim advised that Precision Paving has identified different locations that need resurfacing in the Park and is putting together a bid. The quotes are for coating Side 1 and Resurfacing on Side 1 & 2. Coating on Side 2 is not required at this time and will be addressed in a future time frame. Once costs have been identified they will be mailed to all owners for voting so we may move forward in a timely manner this year to complete the project. Also, when Precision Paving is in the Park they will recoat/resurface individual driveway at the owner's expense. Jim advised there is a significant savings for the company to do this work when in the park because equipment is in place. Please let Jim know if interested and he will act as point person with the company.

Jim developed a sign-up sheet and is asking for volunteers to assist with cleanup activities in the Front Entry area, Pool, Bathrooms, and Pavilion area. Supplies and tools are provided. Jim also recognized Fred McCoy who has been a great asset assisting with many of these duties.

Jim also asked for everyone using the laundry room to straighten up and clean dryer vents. A checkoff sheet will be posted identifying items that require attention when using these facilities.

Jim also provided an update on the Windstream WIFI activities in our area. They are adding service pairs for additional service in the Park, Jim is going to investigate asking Windstream to expand into Park. Additionally, Trailways (HEMC) is asking for a 50% guarantee for 3 years with cost of approximately \$59-60 monthly, \$100 install charge, speed 25-50 megs, and a wired service that would be a 2-4 mo. completion for buildout, no vacation service rates would be available for months not in use. A show of hands indicated not nearly enough interest in the Trailways solution to pursue Trailways.

Barney Casteel, Lot 44, Entrance area needs a 1 1/2-2 inches lift to eliminate runoff, a privacy fence at pool needs to be lengthened to stop mud and dog droppings being brought onto pool deck, also, we need to abandon the ditch completely at Lot 69 and install new ditch. Joe advised brand new ditch is being installed. Barney also suggested that 10 volunteers are needed to clean

out ditch behind Rick Gass Lot 146/147/148 and Bobbi Hardens Lot 145 because backhoe is too heavy and drainage field area would be adversely affected.

Rod Gibson, Lot 18 reacted to the valve that Joe demonstrated stating problems with rusting in past , Joe advised if water box is elevated above dirt and maintained that can be avoided.

Rosie Gass, Lot 147 advised their lots boxes are underwater and asked if the valves can be installed off the ground and above the water box, Joe advised needs to be wrapped to eliminate winter issues. Joe will assist with review of that.

No additional questions from the audience and motion was made by Carole Winter to adjourn and seconded by Karen Cantrell, all BOD members agreed and the meeting was adjourned by President Rory Riff at 1115AM.