

Board of Directors Meeting Minutes
June 14, 2014

Board Members present: Clyde Camp, Bill Maxwell, Kenneth Killgo, Joe Cuce, Sandy Schulze, Tom Grice

Meeting was called to order by Clyde Camp, President

Rick Gass, Lot # 147, led us in prayer, followed by the Pledge to the Flag.

Clyde introduced and welcomed new members, Paul & Marion Glanden, Lot # 10.

Clyde announced that there was a chest freezer and a table saw that will be auctioned off this Thursday at 10:00AM. Please put your bid, name, lot number, and phone number on the sheet. Highest bidder will get each item.

Clyde announced that the pavilion floor has been pressure washed and painted. It looks very nice and after the renovation is completed a second coat of paint will be applied.

Clyde stated that Barbara Tidwell is in the hospital. Respiratory issues and a cracked tailbone, we wish her the best and a quick recovery.

Bill stated that the minutes for the May 10, 2014 Board meeting have been posted and if there is no corrections, deletions, or additions that he would entertain a motion to accept the minutes as posted. The motion was made by Kenneth Killgo, seconded by Sandy Schulze, motion carried.

Bill stated that the minutes for the Annual Membership Meeting on May 24, 2014 have been posted and if there is no corrections, deletions, or additions that he would entertain a motion to accept the minutes as posted. Motion made by Kenneth Killgo and seconded by Sandy Schulze, motion carried. Bill gave information pertaining to the election of the three new Board members on August 30, 2014. He stated that the packet containing the Instructions, the bios on each candidate, the ballot and the return envelope marked BALLOT on the outside will be mailed on July 15, 2014. The ballot may be brought to the meeting in person by the owner or mailed back to the park post marked by August 29, 2014. When the ballot is received by mail, it will be marked off of the list of owners and place in a sealed box until it is opened at the August 30 meeting. The four candidates that are running for the Board are: BOBBY PRIVETTE, BRUCE POST, SANDY SCHULZE, and RORY RIFF. The owners will be voting for a maximum of three candidates. The Meet and Greet will be held following the July 12, 2014 Board meeting in the pavilion.

Bill read a Thank You card from Arlin and Maxine Verley. Arlin's mother passed away recently and they appreciated receiving a sympathy card. Bill read a letter to the Board from Jerry Lightner. This letter was in regards to the format of the Annual Membership Meeting. He made several suggestions on improving the format in order to hold a more positive meeting. The letter was very well done and written in a positive light.

Bill Maxwell will give the financial report in the absence of Rory Riff.

Assets

PVOCA Checking	\$ 1 0 9 , 8 1 1 . 9 3
Petty Cash	\$ 3 0 0 . 0 0
Total Current Assets	\$ 1 1 0 , 1 1 1 . 9 3

Other Assets

Contingency Reserve	\$ 4 0 , 1 2 8 . 9 7
Pavilion Reserve Fund	\$ 1 5 , 8 7 3 . 2 1
Streets & Bridges Reserve	\$ 8 7 , 1 7 0 . 5 7
Pool Reserve Fund	\$ 2 , 5 7 9 . 6 3
Water & Septic Reserve	\$ 9 8 , 2 4 7 . 1 4
Total Other Assets	\$ 2 4 3 , 9 9 9 . 5 2
TOTAL ASSETS	\$ 3 5 4 , 1 1 1 . 4 5

Bill made note that the only correction to this report was the memo section of check # 3603. The check was written for cameras and cases not for supplies for deck & shuffle board deck. Motion made by Kenneth to accept and seconded by Bill, motion carried.

Sandy asked that everyone please join us for the Pot Luck tonight at 6:00pm in the pavilion.

Sandy announced that the Second Annual Poker Run will be held on June 28, 2014. The entry fee is \$5.00 and will begin at 7:00pm. Desserts are welcomed afterwards.

Sandy stated that the July 4th weekend BBQ will be held on July 5th, Saturday. The golf cart parade will be held on July 6 at 4:00pm. All of this information will be posted.

Sandy let everyone know that the first three Tuesdays in August; Roz Berk will be conducting wood burning classes at 10:00am. We will be letting everyone know what supplies will be needed. Sandy asked that everyone check the board at the gate for important information and also that information would be posted and on the calendar.

Sandy thanked the Board for bringing the shed back to the pavilion area so that the activities committee would have a place to store all of their craft materials. Sandy asked the Board to consider allowing the park to have a community yard sale. It would be a good time and fun for all members to have.

Sandy stated that Janice Camp has requested to reserve the pavilion on August 16, 2014 from 12:00 to 5:00pm.

Sandy asked if we have decided to unlock the roll off gate. Answer: It is unlocked at this time and will stay unlocked.

Sandy made a motion that the Dulcimer Group is allowed to use the pavilion to entertain us on July 20, 2014 and August 10, 2014 from 2:00pm to 4:00pm. The motion was second by Bill Maxwell, the motion carried.

Tom Grice wanted to thank everyone that has called, sent cards, brought food for them to eat, and just showed support for them during this trying time of Pat's illness. It is and was appreciated.

Tom states that the Grounds are in very good shape. If anybody is interested in some free firewood, the tree company has left some tree limbs that have been cut in fireplace length over by the tractor shed. Please help yourself to these tree limbs. The pavilion floor has been painted and Tom has requested that if somebody uses the pavilion and has a spill of food or drinks, please do not leave it for the work campers to clean up. If we make a mess, we should clean up after ourselves. We all should leave the pavilion as clean as we found it.

Tom asked for an executive meeting after this Board meeting to discuss some bids. Again, thank all of you for the support of Pat and me during her illness.

Joe Cuce indicated that he does not have much to discuss. He is still waiting for the 811 people to come out and mark our electric and phone lines before any digging can take place. This will be done soon and the work on the valves on side 1 of the park can begin. When the work begins, we will let everyone know when their water will be turned off and for how long. Work will not take place on the weekends. If we continue to have rain, this might hinder the progress of the project. When digging the holes, the water table might be high and fill the hole with water thus preventing the workers to be able to connect the water lines and the valves. You will be kept up to date on the work being done.

Joe states that the work we had done on Morning Glory appears to have been successful. With all of the rain that we have had, the water run off on Morning Glory is no longer causing us a problem. I have another problem, the water tank on side 2 of the park need to be painted on top in order to reflect some heat from the tank. It is so hot to the touch that I have been told that we can not paint it. You just can not paint a surface that is as hot as the tank. Does anyone have knowledge of a product that would work on the hot surface? No, then I will continue to research this issues.

Joe asked Sam about a weekly ride with the motorcycles, I have been missing the rides and would like to get some started again.

Kenneth Killgo states that the Architectural Committee has issued 18 permits for projects so far this year. There are not a lot of people in the park this year. There are not a lot of things going on and I just assume that everybody is doing what they are supposed to be doing as far as getting permits. As far as the park goes, the Architectural concerns are good.

Kenneth expressed his concern and disappointment in the fact that someone placed a pile of Dog Poop up against a sign by the owner's lot. This had to be done on purpose because of the placement. Dogs just do not back up to a post and take a crap. People need to pick up after their pets and discard of the waste appropriately. Our website is up and running and needs to be used. At the present time, there are only four sites that are listed on the website for sale. If you have property for sale, please consider using our website. This is free of charge.

Pavilion Renovations: Kenneth stated that he, Clyde Camp, Janice Camp, and Sandy Schulze met with Rock Solid Builders on Wednesday; they were one of the builders that placed a bid on the project. We wanted to review what we wanted done to the pavilion and make sure that we were all on the same page. We anted to know when the project could start and when it would be finished. He said that he could start June 23, 2014 and that it would take a week to 10 days to complete. He was ready to begin if we were ready to award him the contract. Kenneth

indicated that he had called the other builder that placed a bid on this project and was told that he did not know when he could meet with us. He would have to get back with us. To this, date we still have not heard from him. He was the low bidder by \$600.00.

Kenneth asked for a motion to accept the bid from Rock Solid Construction. That we award the contract to Rock Solid and we get on with the pavilion. Bill Maxwell made the motion, Joe Cuce seconded the motion. Joe asked *that* the project is started on the 23rd, we need to make sure that we do not run into the July 4 weekend activities. Rock Solid has stated that the pavilion would be left in a condition that would not interfere with the activities of the 4 h of July weekend. Clyde indicated that the Activities Committee has a plan B in case that we need it. Clyde asked Solid Rock about any possible overrun on this project and was told that there would be no overrun and that the project would be completed as specified in the bid. One thing that everybody needs to understand is that the money for this project is available and has been for some time and it is in a protected account and can only be used on the pavilion. We need to use the money now and complete this project. Joe asked that we get a group of people to stain the inside of the pavilion after the renovation is completed. With no further discussion, all in favor of the motion of accepting the bid from Solid Rock, please indicated by a show of hands, the motion carried.

Clyde asked if we have any old business, there was none.

Clyde asked if there was any new business, there was none.

Clyde brought to the attention of everyone that he neglected to give a State of the Park. He thanked Jerry Lightner, Lot #211 for his letter and suggestions.

Clyde stated that the state of the park is GOOD. The water and sewer is good, the grounds are good, and financially we are good barring any unforeseen major event. All in all, the park is in very good shape.

Comments from the floor:

Becca Roby, Lot #98, Want to thank the Board for replacing the dumpsters with the sliding doors. We all appreciate this taking place.

Joe Cuce, Lot # 230, I have a Karaoke Machine and an amp if there is any interest in having this activity. I have many, many discs for the machine and I could set it up in the pavilion if there is an interest. The majority of those in attendance agreed that it was a good idea.

Helen Czerwinski, Lot #100, this year she had the shingles, and I was not allowed to drive and had to be here all the time. I know that we are not supposed to be here fulltime, but I want you to know that it was very, very nice here in the park. I am flying off to Scotland this year.

Jan Timoteo, Lot #59, Relative to the community yard sale---when the Board takes this into consideration, I hope that this will only be the community here not anyone from the outside of the park.

Roy Garceau, Lot #279, I volunteered a few seasons ago to take care of the Blueberries. It is in need of some maintenance work. Perry has agreed to weed eat the patch and spray round-up on the weeds

for us. We have some weed matting that needs to be put down and Perry will bring in some pine straw and spread it for us. There is a need for the Board to take a look at the water that comes down Big Rock Road and floods the Blueberry Patch taking away the pine straw that is there. If the Board could take a look at this area and see if some type of repair could be made.

Beverly Sundin, LOT #52, I hope that the Board will support the Community Yard Sale.

Joe Cuce, Lot #230, will the round-up hurt the blueberries? Answer: No, Roy stated that this has been done in the past and did not harm the blueberries. Joe does not want the blueberries to become contaminated from the spray.

Janice Camp, Lot #39, I am not an expert on round-up, I do know that my brother-in-law sprayed it around a cherry tree and the tree died.

Patti Garceau, Lot #279, we have been using round-up because that is what we were given and it had been used in the past. If it will harm the blueberries, we will not use it.

Charlie Sundin, Lot #52, We need to pick up the chairs to move them not slide, the paint is still not set and it will put marks on the floor.

Roz Berk, Lot # 53, asked for a show of hands that are in support of the Community Yard Sale. Majority of people indicated that they were in support

Ray Schulze, Lot # 212, Do respect to the letter by Jerry Lightner, I have a couple of questions in the letter and if I could meet with the Board to discuss the legality of some of the suggestions in the letter.

Joe Cuce made a motion to adjourn and Sandy Schulze seconded the motion, motion carried.

Respectfully Submitted,

William Maxwell, Secretary