

June 9, 2018 Board of Directors Meeting

Clyde opened the meeting and welcomed everyone. Richard Peavy led the meeting in prayer. Clyde led the group in The Pledge of Allegiance. Beth took roll. Directors Clyde Camp, Becca Roby, Jeff Hamm, Alide Matthews, Darrell Williams, and Beth Wolfe were present. Jerry Murchison was not. After a few issues with the microphones, Beth stated she forever resigned from the electronics committee. (laughter)

Clyde asked any new owners to introduce themselves. There were none.

Beth's Secretary's Report - Beth asked that the **minutes** of the previous Board Meeting and Workshop be approved as posted. Becca made a motion to accept them and Jeff seconded it. All voted in favor and the motion was carried. Beth thanked Lin Ewert and her **Nominating Committee** for doing a great job. So far they have secured five candidates for the 2019 board. Nominations will close Friday, June 15, so this is the last chance to nominate oneself or an outstanding neighbor!! Give the form, which is online, to Lin or any of her committee members listed on the form. (The mics cut back on after Joe Cuce returned from the pantry where the electronics are kept. Beth thanked Joe for trying to figure out the problem with the PA.) Next month after the cookout on Sunday, July 8, Beth requested everyone to please attend the **Meet and Greet** where they will get to meet the candidates for the 2019 board. There are still a number of nominees who've said they may run!! The mailing about Water and Sewer Department's **generator purchase** will go out this week. Those ballots will be due by Monday, July 16. She asked owners to please get theirs in so the park can hopefully get this project started. Did you miss the opportunity to get the new and improved **Welcome Book** last month? For \$5, owners can be as up-to-date as their neighbors! Owners can purchase their **Welcome Books** from Beth. Updates will be posted throughout the season in the Pipeline. Watch for them. There is a **FREE eDirectory** available for use on all electronics. A seasonal update will be sent tomorrow! A sign-up was in the back (or contact Beth to receive one). As to the beautiful **name tags**, they can be ordered for the low low price of \$10 cash or check. When ordering, please make sure to note if a pin or a magnet fastener is desired. She restated her resignation from the electronics committee. Clyde asked for a motion to accept, Jeff made the motion, Becca seconded it. All voted in favor and the motion carried.

Becca's Treasurer's Report - Becca wished everyone a good morning. She thanked everyone for their timely **dues payments**. There is still a little bit left to collect, she reported. The end-of-May **assets** are \$154,078.97; Contingency Reserve Fund is \$41,793.67; Pavilion Reserve Fund contains \$9,597.94; Streets and Bridges, \$98,301.45; Water and Sewer, \$91,971.50 Total assets are \$396,279.53. The **liabilities** of opening balance (\$100), retained earnings (\$251,371.01) and net income (\$144,808.52), which equal \$396,279.53 balance out the assets. Alide made a motion to accept the treasurer's report; Darrell seconded it. All voted in favor and the motion carried.

Alide's Activities Report - Alide said good morning to everyone. She announced that Saturday, June 16, at 5 p.m., is a **Potluck**. Beverages and cole slaw will be provided. Bring a dish to share. She reminded the owners that Sunday, June 17, is **Fathers Day**. Wednesday, June 20, at 5 p.m. is **Dining Out** at El Campesino. Friday, June 22, at 6 p.m. will be **Root Beer Floats** followed by **Card Bingo** at 6:45 p.m. with Beth calling card bingo. It was fun last month. Saturday, June 23, Barbara and Garry Abair are hosting **A Day at the Races**. It should be a lot of fun. Watermelon will be served at 1 p.m. The horse race will be at 2 p.m. There will be a competition among the streets for which the horses are named. On Monday, July 2 at 10 a.m. is the next **Activity Planning Meeting**. Planning will occur for the 4th of July Cookout and Golf Cart Parade. Any help for those activities will be appreciated. Phil Matthews asked that Alide read the report from the White County News that stated that **Roy Head Bridge**, (located on Route 129 between White County High School and Appalachian Parkway - the Cleveland business bypass) will be closed starting Tuesday, June 12, for three weeks for repairs to be made. The deadline for its reopening is July 31. She suggested alternate routes south be planned. Beth made a motion to accept her report; Jeff seconded the motion. All voted in favor of it and it carried.

Jeff's Water & Sewer Report - Jeff started with a "good morning" to the group. He stated that as of the last meeting one lift station pump was installed. All lift stations are working perfectly. Jeff proposed adding Ro Soucy to his **Water and Sewer Committee**. Becca made a motion to accept the new committee member. Darrell seconded it. All voted

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in favor and the motion was carried. During the Owners Meeting, there was no quorum, so the owners couldn't vote to add a **generator backup system** to the wells. Jeff referred to September of last year when the park was without electricity for a while. It was five or six days for Side Two and a couple days on Side One. The plan is to spend about \$20,000 to add generators to both wells and a portable generator setup to travel to pump out lift stations. A ballot will go out to all the owners to spend that money. The money is in the account. It will come out of the reserve fund. He stated it's the right thing to do because if the park goes an extended period without electricity and can't get the lift stations pumped, the county's health department could come in and close the park. If that happened, the park would have to reapply for an occupancy permit after the systems are cleaned up. Jeff said the board feels it's a viable expense and recommended voting in favor of it. Clyde added that Jeff is reevaluating the quotes for the project. What was read at the Annual Meeting was Clyde's evaluation of it. Clyde added that Jeff is very technical in that area and as he looks it over, it may change. The proposal would be what is best for the park. The county would only close the park if the sewage overflows, not the water. The water is good. The sewage is the main issue. Beth made a motion to accept the water and sewer report. Alide seconded the motion. All voted in favor and the motion carried.

Darrell's Grounds Report - On May 17, Darrell did a **ride-around** and sent out letters about cleaning up. One hundred fifteen letters were sent out the following week. After that, he found a handful beside his seat this past Monday. They were then sent out. Right now the park is waiting on Bart Skelton to give a price on stopping the erosion at the creek by the **trailer parking spaces**. There's a lot of work that needs to be done there. The park would like to add more spaces if possible. The **trees** look like they are in good shape. He is in the process of trimming some limbs at the edge of the road so they don't drag on the motor homes. The **street signs'** condition was brought up at the Annual Meeting. Alan Szlosek and Jim Zilaro offered to help clean them and did a good job. Darrell and Clyde will look at the signs again to determine which ones need to be replaced. Alan has been going around with **bush trimmer** on his weed eater helping the park with overgrown bushes. Darrell added that he has done a good job on them. At the workshop this past Tuesday, Darrell brought up the possibility of the park purchasing a **log splitter**. Darrell researched many stores and found one at Tractor Supply. After getting the price, there has been a donation from Linda Kendall toward buying a log splitter. He thanked Linda. (applause) The price after the donation would be \$639.99 that the park would pay. It's a 40-ton log splitter. It will do anything the park gives it. The park has one on loan from an owner. Darrell has enough assistants so that he can use both splitters and get the area around the tractor shed cleaned up. After that Darrell will return the loaned log splitter to the gentleman who loaned it. Becca made a motion to spend \$639.99 for a log splitter. Jeff seconded it. All voted to approve and the motion carried. Jeff made a motion to accept the grounds report; Alide seconded it and the motion carried. Darrell again thanked Linda for her donation.

Clyde asked the directors for old or new business. Beth thanked Joe, Linda, Kathy and others for the four plus hours spent **checking out the PA and karaoke systems**. Joe checked the PA system numerous times over a few days. It always worked...until today. (laughter) He just fixed it again, so Beth thanked him once more and said he was now in charge.

Clyde's President's Report - Clyde said he had things from the annual meeting to address. The first thing is that every one of the **board members** is available to everyone. There has been a comment that there's never a board member around when they need one. Clyde asked that owners not honk in the street for a board member to come out to give assistance. An incident occurred recently where an owner gave a new realtor a directory. The realtor put everyone's **email addresses** in her system. Clyde called the realtor and she has agreed to remove the park owners' email addresses except the ones who had called asking for her services. The next Welcome Books printed will contain a disclaimer that they are for owners' use only. Clyde added that he felt that the owners expected the park to keep their address within the park. There are people who are not keeping their **gravel** from escaping into the road. There are kids at the park and people walking. Please advise any kids to be careful. He added that owners need to put all gravel back in their driveway. Clyde said he wants the kids safe. An incident came up where some owner **hired a service to do work** for them. The worker did some damage to two lots and left. Clyde called them to affect repairs. They were supposed to return but never did. Clyde advised the owners to check to make sure independent contractors have insurance, otherwise it will come back on the owner. The only way the park uses independent contractors is when it has proof of their insurance. Another thing brought up is a particular lot that is an **eyesore**. The

park is working with Mike to clean it and Perry to pick it up. As the board, it was decided to pay Perry more for this case to get it resolved. **Mailboxes** were brought up. Clyde is making a motion before the board to buy another bank of mailboxes for \$1240 so no one who wants one will be denied one. There are 16 boxes in the bank. Jeff made a motion to buy the new mailboxes. Darrell seconded it and all voted for it. The motion carried. Clyde reported that Jerry Murchison has had health problems since last year. He has had to return to Tallahassee. Beth read,

“Regretfully as the result of health concerns I submit my resignation from the Board of Directors and as Chairperson of the Architectural Committee effective immediately. It has been a pleasure and an honor to serve. Jerry Murchison”

Alide made a motion to accept his resignation. Darrell seconded it. All voted in favor and the motion carried. Clyde added that the board hated to lose him but the main thing was for him to get back on the road to good health. Clyde then welcomed back Rosie Gass.(applause) The board held an executive committee meeting to submit an owner to be the architectural chairman for the rest of the term. That person will fill that position on the board until the end of the fiscal year. Clyde nominated Pat Grice. (applause) Beth seconded it. All voted in favor and it the motion passed. (applause) Clyde welcomed Pat to the board. (applause)

Bob and Muriel Fedderwitz, lot 133, were welcomed as this was their first meeting. (applause) Clyde added that when the storm came last year, they had the worst damage.

Darrell addressed the fact that **kids** on bikes are coming down cardiac hill where there is a blind spot around that curve. He asked that the owners please say something to them. Darrell said when kids are in the park, please be careful with them around. Clyde added that everyone enjoys seeing kids at the park. (applause) He added that he wants them safe.

When the president and the vice president weren't in the park last week, the secretary handled the duties well. (applause) Clyde thanked her very much.

Clyde opened the floor to owners' comments.

Barney Casteel, lot 44, said there's a 10 mph speed limit. He said he nearly got hit by a car going out of the park right up near the road. The person turned around and sped back in as well. He added that it applied to present and past board members as well. Clyde admitted that he had been called out on it. Barney added that if the park doesn't start adding crush and run to the roads, there aren't going to be any roads left.

Bruce August, lot 199, asked about the fuel the generator system that is being proposed would use. Jeff replied that the fixed generators will be propane-fueled. They will have a 320-gallon tank with 260 gallons of propane in them. They are Generact 16KW's with an automatic transfer switch so they'll run through their maintenance cycles and be loaded. The portable generators have not been specked out. Freeman Electrical and Pump Services was out looking at all the lift stations with Joe. There will be double throw switches on the lift stations with a plug with a cord for when they roll them around. Gasoline would be cheapest but the park is looking at other options, such as a propane or diesel generators on a trailer. American Water and Freeman will install it and do the maintenance. Blossom will handle the propane.

Lise Crowe, lot 67, said she went to side two and there were two people on the bridge fishing. One on each side of the bridge making access difficult. They said they were visitors. She asked them to move off the bridge. They moved to the side.

Clyde mentioned that some women were catching the five feral kittens hiding in the park. They were taken to animal control. Lisa said they don't kill them, they get them adopted. Clyde thanked the women. If the kittens had remained, there would have been 25 more soon. Clyde asked that owners not feed stray animals.

Linda Kendall, lot 231, brought up that lot 232 next door to her is private property. A lot of owners and guests are not aware of that and have gone on that property. Also Linda has seen owners who let their dogs go there and not pick up after them. She requested people not go on that property.

Rory Riff, lot 86, said that a few years ago there was a conversation to connect the two sides of the park's water system across the creek. He added that that would mean that only one generator would be needed to pump both sides. Jeff replied that would drop pressure down to 15-20 lbs. Rory added that it would be enough to fill the park's needs. Rory added that the county already approved it a few years ago. Clyde replied it would need to be discussed and that some board members worried that if there was a bad flood, some of the limbs flowing down the stream would break the pipe. Rory mentioned that it could go under the creek. Clyde said that it would be discussed.

Joe Cuce, lot 230, said that Val and he are using lots of wood from the tractor shed to build a pizza oven and would be using a lot of the lumber to fire the oven up. They donated the \$639 remaining to buy the log splitter. (applause) Joe added that he was the one who did the research from the EPA in Atlanta to join the two sides' water systems. He stated that there is a protocol as to how it could be done. The pipe would have to be wrapped so many different ways. It was going to cost \$10,000 five to six years ago. That would equal the amount of the cost of buying two generators. That plan would give us the additional benefit of water if the pump or well house went out. There would be about 20 psi which would be enough to run the park. The park knocked it down because it cost so much. The routing would go parallel to the bridge. Joe brought all the paperwork to Georgia.

Jan Timoteo, lot 59, asked which reserve fund was going to be used. Clyde replied it would come out of Water and Sewer Reserve Fund. Becca added that that fund has \$91,971.50. Jan also asked about when the lift stations were done, the Water and Sewer was used and then the dues went up. She asked if an increase in the dues was being contemplated at this time for that. Clyde replied that for himself he would not vote for an increase while he was in office. Becca inserted that because of the increase that was done years ago, there is a steady increase to the reserves. The increase in funds adds to the reserves each year. Becca added that that means the park doesn't need increases in fees and that putting aside that money allows for projects such as this. Becca added that the dues amount was revisited each year but that there was a very good plan in place and an increase is not needed. Jan also asked about the expense. Clyde said it was \$19,000 or it could end up less. What was said at the annual meeting (\$19,000) was a little high. Clyde said he would rather come in under budget than go over and then the board can't do it. Jan added that if there was trouble in the water and sewer, could the contingency fund be used. Clyde answered that it could. Jeff said that the price going out on the ballot was \$19,000 plus 10% contingency for unforeseen conditions, which is standard practice in construction, when a project involves opening something up. Jeff added that no money would be spent that wasn't necessary. Clyde added that when American Water came in with the bid, other companies wanted to bid as well but said they would not be able to match AW's estimate.

John Coons, lot 264, would like to encourage the creek crossing the park plan instead of two generators. He added in the early days of the park that the pump on Side One used to provide water to Side Two's early phases. It wasn't until later that they added water pump two. There are valves there because the water used to go across there. He believes there are many advantages to linking them as the likelihood of a well failing is higher than a hurricane coming through.

Tom Grice, lot 214, suggested that when the park needs something from Home Depot that the purchaser take a veteran along. Darrell replied that he has been doing that with Rory's number as well as others. He did that for the washing machine. Tom suggested that any owner do that.

Terri Darias, lot 199, offered that they (she and Bruce) will provide free pizza delivery for Joe's oven. (laughter)

Richard Peavy, lot 41, said there was a death in the park. Mike Camelo's son passed away. He asked that everyone please keep them in their thoughts. Clyde added that the son's grandparents lived in the park as well.

Alide Matthews read a suggestion that Roy Garceau asked be read that motion detector-activated lights be added to the pavilion and to the pool walkways for evening events. Clyde added that they will be reinstalling the camera at the dumpsters. He added that a fine will be imposed. Darrell added that whatever the owner left there against the rules would be returned to the owner.

Wilmer Parks, lot 63, asked what the yearly maintenance cost would be to maintain the generator. Jeff said that he will get that quote and it will come from Water and Sewer. Wilmer asked for that to be on the ballot. Jeff said that it would.

Clyde said that there are t-shirts, hats and sweatshirts outside that are available for ordering.

Kathy Gibson, lot 18, said the quilting group needs two ironing boards and two irons and asked for the procedure to acquire them. Alide asked for Kathy to get prices and let Alide know. Kathy suggested perhaps it could be taken out of what was donated from the quilt raffle and not affect the park's finances.

Alide requested that any new owners who are here come up to the front table to be welcomed with a free Welcome Book.

Jeff made a motion to adjourn. Becca seconded the motion. All voted in favor and the meeting was adjourned.

Respectfully submitted by Beth Wolfe