

## BOD Meeting 5/11/19

Rory Riff, President called the meeting to order, Vicki Glover, Lot 254 led us in prayer and Rory Riff led the Pledge of Allegiance. Carole Winter, Secretary took roll: Karen Cantrell, Treasurer; Kathy Gibson, Activities; Pat Grice, Architecture; Jeff Hamm, Water/Sewer; Rory Riff, President; Carole Winter, Secretary; and Darrell Williams, Grounds were present.

Rory asked new owners to please stand and be welcomed: Vicky Glover, Lot 254 was welcomed by all.

Secretary, Carole Winter Report: Carole requested minutes from the 4/10/19 BOD Workshop and the 4/13/19 BOD meeting be approved as issued. Jeff Hamm made a motion to approve and Karen Cantrell seconded, all voted in favor and the motion was passed. Carole then reviewed 6 items discussed at the most recent 5/8/19 Workshop session;

- 1) Establish 5-year strategic plan for management/growth for PVC also to include budget items
- 2) Bid out flower bed maintenance to external company to maintain specific beds, include front entry, front fountain, 3-4 beds in park, blueberries. Include mulching, refreshing with seasonal plantings, weeding
- 3) Establish monthly projects and work committees to clean out ditches, trim low hanging limbs/assess tree health and damage, assist those in need with specific projects
- 4) Add ramp to roll away to establish safer method to discard items, new sign to delineate what should be discarded, ensure camera for observing area is working and is being routinely reviewed
- 5) Beautify garbage area, add picket fencing to surround area
- 6) Establish advisory committee to assist BOD with Subject Matter Experts on specific areas. Example: fines to be assigned to violations in Rules/Covenants, defining terms in attorney letter and clarifying actions to be taken, refining caretaker program.

Carole will pursue items 2 and 5 for estimates from different companies and review with BOD in the upcoming workshops for additional comment and feedback. Rory expressed need to look forward in planning and identifying future needs as well as preventative maintenance, and the projects committee will reinforce work projects plus assist in completing certain outstanding items perfect example was the privacy fence recently completed in the Pool area and the repainting of the pool deck.

Carole reminded everyone in order to be included in the 2019 Welcome Back to Paradise Booklet changes are final today. Carole stated that this Booklet will be available for the low cost of \$5.00 at the upcoming Annual Membership Meeting, 5/25/19. Lastly, Carole thanked everyone for the Nominations being submitted for the 5 open positions for next year's BOD and encouraged everyone to consider nominating someone or running for a position. Teresa Rogers, Chairperson of the committee will be contacting those nominated in the near future to verify their agreement to run for the open positions.

Water/Sewer, Jeff Hamm Report: Not a lot has changed from last months' report. Hulse Environmental Services who is taking over from American Water was here looking at the lift station that has rain water

running into it. It was determined that there is a crack in the lid and it needs to be excavated and then resealed. Also, Hulsey will do septic and sludge tests later in the summer.

The work on Well house 1 has been completed and the same upgrades will be done to Wellhouse 2 later in the summer. Also, the water tank will be drained and washed. Jeff stated that Darrell will address later in the meeting an estimate of between \$15,000 – \$18,000 received to remove/trim trees and dry out septic field beds.

Grounds, Darrell Williams Report: Thanks to everyone who assisted with the flower bed cleanup throughout the Park, also a big thanks to all the guys for assisting with installing the Pool privacy fence, it looks really good. The County will be inspecting our pool this Monday and if all OK we will open the pool. During the week of the 20<sup>th</sup> we need 2 days to repaint pool deck so we will need to close the pool area for approximately 2 days.

Additionally, please do not leave anything on ground at the Roll Off. All items need to be placed into the Roll Off and if items are too heavy we will get assistance to help you. We've received a price to get sunlight into green belt areas of \$15-18,000 from Bob's Tree Service. On a recent drive around and walk through of the Park, Hulsey Environmental said we had a major tree/brush issue and that we need to open the septic areas and get them dried out. Some trees need to be removed and trimmed. Rory further stated that this is being considered an emergency due to multiple water issues throughout the Park. There are contingency funds in water/sewer, roads/bridges, and pavilion/pool that we will draw funding from.

Question was addressed from Vicky Glover, Lot 254 regarding how often trimming will need to be done. Rory Riff responded that there has been no tree work done on these areas that he is aware of and that this will now be reviewed yearly. Rory then asked that questions be held until the end of the meeting which is an established procedure in order for the BOD meeting to address all the agenda items. Carole Winter made a motion to approve the \$15-18,000 expenditure to come from contingency fund to address the septic fields and water areas due to the emergency nature of the situation and Karen Cantrell seconded. All members approved.

Discussion continued and Terri Darias, Lot 199 asked how many bids were received for this project. Darrell Williams advised one received from Bob's Tree Service. Terri commented that another tree company was recently used and we should get additional bids. Carole Winter clarified motion that only the expense and contingency fund allotment was approved and that as Park protocol 3 bids should be received and reviewed before work is started. Rory Riff stated that due to the emergency nature of the situation we want to move quickly. He advised that he and Darrell would be proceeding quickly with acquiring additional bids.

Darrell continued with report and stated that Lot 168 has water issues and that the planned lift station work will correct some of the water runoff. However, the rear of the Lot needs grading to fully resolve the problem. Darrell stated that he will get with Danny Graves to complete this item.

Darrell concluded his report with the announcement that the "Ride Around" will be done after Memorial Day because several PVC owners have contacted him and advised they aren't on their lots until that timeframe. Rory advised we should all be aware of lot conditions and taking action to clean up lots in a

timely manner regardless of “Ride Around” schedule. The audience concurred and Rory advised letters would be going out throughout the year if necessary.

Rod Gibson, Lot 18 advised Darrell that there are water issues on 2 lots close by their lot. Water is getting under cabins and he will provide more information to Darrell after the meeting.

Rory Riff requested Darrell review the new Solar lights and Darrell showed everyone the lights that will mount on top of the newly installed privacy fencing to assist with lighting the pool area. Pat Grice made a motion to accept the report and Kathy Gibson seconded all approved and motion was accepted.

Architecture, Pat Grice Report: over 13 requests for permits have been received since April. However, contractors have lists of work to complete and can't get everyone scheduled. The Architecture Committee is holding some permits to allow owners the full 30-60-day timeframe for completion. Because Pat has permits outstanding from last year, she reviewed the process to obtain and complete permits. 2 members from the Architecture committee will go to the owner's site and review the change request. Items that need county permits will be required to get the White County permit first and then apply for the PVC permit. A check for \$20 to hold the permit needs to be provided and once by the owner, after the work is completed it will be inspected. Once finalized the check for \$20 will be returned to the owners. Pat added that the rules for permitting are very cut and dry.

Pat advised she enjoyed her time on the BOD and Architecture committee. Rory announced that the BOD reviewed 4 applicants for the position and John Maske, Lot 209 was unanimously appointed to serve until April of next year. Pat will transition her activities to John at his convenience. Carole Winter made a motion to accept the report and Darrell Williams seconded, all approved and motion was accepted.

Treasurer, Karen Cantrell Report: Karen reported that our Financials are in good shape. The end of PVC's fiscal year was April 30, 2019. Karen reviewed this month's financial report and advised this report had been presented at the May workshop for all BOD members to review prior to this meeting. Also, Karen reminded everyone that HOA fees are due and will be considered late after May 31st. Rory advised with so many properties changing hands if anyone hasn't received their statement or needs a copy that they are available and to ask Karen for copies. A 10% penalty fee is added if dues are paid after June 1. Darrell Williams made motion to accept the financial report and Jeff Hamm seconded, all approved the motion and the report was accepted.

Activities, Kathy Gibson Report: Kathy advised all activities and associated timelines are posted in the White Boar, the Pipeline, as well as PVC Blast e-mails. Ann Raptis and Terri Darias have started the Arts and Crafts activities for the month of May. Also, movie and popcorn night begin this month on the 18th featuring “The Mule.” The 25<sup>th</sup> is the Annual Membership Meeting and will be facilitated by a non-BOD member. This person is someone who is elected by the Park to lead the meeting and it is your opportunity to ask questions and share ideas. The meeting starts at 10:00AM with apple fritters and coffee at 9:00. The 26<sup>th</sup> is the Memorial Day Cookout, with chicken on the bubba grill, Hot dogs and Kraut, Potato Salad and Coleslaw, and for dessert Brownies. Drinks will be available or you can bring your own. All for \$5.00. Bingo and Root Beer Floats are starting up again, a Yard Sale is planned on June 1 that Sandy Schulze and Joan Moehring are coordinating, and September will be end of the season yard sale. The 3<sup>rd</sup> Wednesday of each month is a dinner at El Campesino. June 22 will feature the Horse Derby Race and we need organizers for this event. The Privettes, Lot 261, have the equipment for this function

and the breezeway will be used to run the race. It is always a fun time and Rory and Sue are taking bets. Please Let Kathy know if you are willing to help with this activity. Wendell's is the last Saturday of every month so please come join others for breakfast. After the BOD meeting today all the PC logo apparel will be on display in the breezeway and orders will be taken for purchase. Alide Mathews is in charge of name tags and will take orders after the meeting or you may stop by her Lot 140 and place your order. \$10.00 per tag must be paid before ordering. Darrell Williams made motion to accept the report and Pat Grice seconded, all approved the motion and the report was accepted.

Old Business: Rory discussed the Attorney Martin Welch Full Time Resident letter. He stated the purpose of the letter is to clarify residency issues and the BOD will be defining terms and publishing the letter in the Welcome to Paradise Booklet. The BOD is not going to displace anyone, the Caretaker Protocol will be reviewed, refined and also published in the Welcome to Paradise Booklet. The Caretaker program is important as it enables the Park and our properties to stay protected all year long. The program will have timeframes and numbers reviewed as well as criteria for the Caretakers. Rory explained the protocol was expanded last year to 12% of the Park owners and we had 31 caretakers last year and there are now 28 due to attrition. Rory stated that 25 - 28 is an ideal number of Caretakers and would cover the Park's needs. Leaving vacancies allows us to fill in open spots after BOD review and approval.

Additionally, the BOD has decided to establish fines for infractions against the covenants. The fines are \$100 for 1<sup>st</sup> violation, \$250 for 2<sup>nd</sup> and \$500 for 3<sup>rd</sup> covenant violation. These fines will also be included in the 2019 Welcome to Paradise Booklet.

Rory opened the meeting to the audience for questions and comments:

Marlene Barton, Lot 127: Do we have policy when we get bids? No policy is in place and Rory advised that anytime we need to spend over \$5,00.00 membership approval is needed, however this recent tree removal is considered an emergency and the BOD has the right to approve emergency expenditures as documented in the PVC By-Laws. We will establish a bid protocol that will be included in the PVC Rules.

Lynn Harris, Lot 103: Introduced the following two questions:

- 1) May we have a fenced area for the dogs to run and play with others,
- 2) This week someone allowed entrance to non-park person with no escort how do we prevent non park entrance

Lynn also clarified that the PVC Facebook page will only be used for PVC postings of happy things such as puppies n roses n birds, pretty pictures and positive comments. She is the administrator and is monitoring posts. Posts that are added regarding park information are directly cut and paste and no made up information is added. Rory advised another informational website is PVCOA.com. Also, clarification received that the PVC Mail person allowed vehicle entry into park yesterday. Rory stated we would review this with Post Office personnel. Discussion continued on Lynn Harris's questions. Clyde Camp, Lot 39 advised that orange dots are used during the winter months to ID Caretakers vehicles. Could we have some identification possibly on vehicles such as orange dots. Follow-up with solutions for the season for stickers for all owners vehicles by Lynn Harris and Carole Winter. They will investigate and report solutions and cost back to BOD.

Barney Casteel, Lot 44 expressed concern over water emergency and 3 bids might take too long. Rory and Darrell advised this is a high priority item and will be worked on next week.

The Smiths, Lot 95 asked when fines for covenant violations would go into effect. Rory advised they take effect immediately.

Rod Gibson, Lot 18, stated that there was a lack of consistency in meetings, and interruptions shouldn't be allowed. Rory concurred.

Lee Halverson, 179 Big Rock Rd, advised there are several dog owners in the Park looking for dog sitters, if there is anyone in the Park interested please coordinate with Carole Winter, Lot 149.

Kathy Hyman, Lot 285 stated that the large drainage ditches need to be cleaned. Rory advised that the individual drainage on lots is that lot owners' responsibility. Darrell will look into Main Park ditches. Also, if you are unable to perform certain activities on your lot please ask for help and we'll get you assistance.

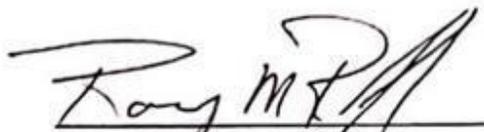
Barb Camp, Lot 170 asked who can be on PVC FB. Lynn Harris clarified PVC owners and ex-owners that want to keep in touch.

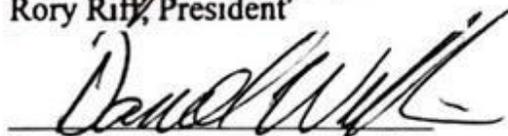
Brian Harris, Lot 103 asked if some of the tree trimming can be volunteer. Darrell advised trees are too large and will require special equipment plus there is a PVC liability issue.

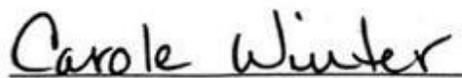
Alide Mathews, lot 140 advised anyone needing name tags may order today after the meeting. The tags must be paid in advance before they can be ordered. You may also come to Lot 145 after the meeting to place your order.

Lynn Harris, Lot 103: Asked who has gate openers, Rory advised available at Lot 264 John Coons or Karen Cantrell, Lot 237.

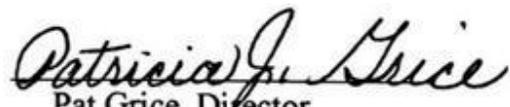
Carole Winter made the motion to adjourn, Karen Cantrell seconded. All voted in favor. Meeting adjourned at 2:05PM.

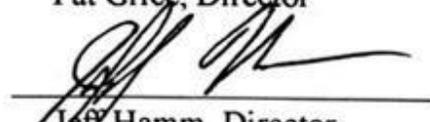
  
Rory Riff, President

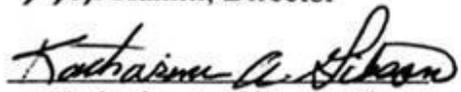
  
Darrell Williams, Vice President

  
Carole Winter, Secretary

  
Karen Cantrell, Treasurer

  
Pat Grice, Director

  
Jeff Hamm, Director

  
Katharine A. Gibson, Director