

**MINUTES  
ANNUAL MEMBERSHIP MEETING  
PARADISE VALLEY CAMPGROUND  
OWNERS ASSOC., INC.  
May 26, 2012**

The Annual Membership Meeting was called to order by President Clyde Camp. He asked Richard Peavy to lead in prayer. He then asked everyone to stand for the pledge to the flag.

He asked Treasurer, Dawn Trantham to give a report. She advised that the fiscal year 2011-2012 ended with approximately \$33,475.00 in excess funds which she deposited into the designated accounts; \$10,000. in the Water & Sewer, \$10,000. in the Bridges and Roads and \$13,475. in the Contingency Fund. That left a balance of \$10,018. in the checking account and \$200. in Petty Cash to begin the new year. Total income for the year was \$138,060. and the expenditures were a total of \$124,131. The report is posted on the bulletin board at the mail boxes for everyone to see.

He asked Secretary, Elizabeth Carter to call the roll of members present. There was a total of 87 members present.

Clyde said everything is going smooth, the pool is open and externally everything is fine. Internally we have a lot of healing to do by coming together as members. If we work on that as we have the external part of the park, everyone will care about the park and want to come here because that is what the park is for. We must do it together, not the Board or a few people but the whole park has to come together. He said that in the future the Board of Directors will be available Monday thru Friday from 8AM until 5PM in order to allow the members some personal time. An exception will be made for owners who can only be here on the weekend. He asked all owners to please respect these hours. He asked if there was anyone present for the first time. He said the Board is here to work with and help the members, they are all volunteers and cannot do it by themselves but must have the cooperation of all members.

Elizabeth returned and said there was a total of 87 members present. The By-Laws state a quorum of 90 members must be present therefore no business could be conducted at the meeting with the exception of electing a Board of Directors. She continued by asking if everyone present had turned in a ballot. She said at the end of last year everyone was mailed a form to nominate someone for the Board. She explained that there would not be nominations from the floor because it would not be fair to the members who were unable to attend the meeting since we no longer allow voting by proxy. She said that normally at this time of the meeting we recess while the ballots are counted but we have had requests from some of the members that we conduct the business session in the morning and count the ballots after the session.

Elizabeth continued by requesting nominations for a Moderator to conduct the meeting. The following were nominated: Clyde Camp, Richard Peavy and Ray Schulze. Clyde Camp was elected to be the Moderator. She advised the members present that at the close of the meeting a packet will be available for them to pick up. Dawn and two (2) other people will be in the breezeway with the packets. In the packet is a current copy of the Covenants, By-Laws, Rules, Schedule of Fines and a letter from the Board. She asked that all questions be directed to the Moderator and not the Board.

Clyde opened the floor to the members for questions and comments.

Jan Timateo, Lot 59 complimented the Board for instituting fines for violations, however she does not agree with the fines. She has information she will give the Board regarding a fair fine of \$25.00 per day is normally charged. She suggested a Compliance Committee be

formed. Clyde said the current fine schedule is \$25.00 for the first ten days which allows the owner ten days to comply before the fine is levied.

Tom Grice said we have 40 plus lots that will be receiving letters regarding violations on their lots. They will be given fifteen (15) days from the date of the letter to correct the violation. That will be five (5) days to receive the letter before the fine actually begins. The letter will state the actual date the violation must be corrected.

Sandi Schulze Lot 212 asked if there is a place to post fliers for events. There is a bulletin board between the dumpsters and the mail boxes that is to be used for posting information regarding any event.

Rod Gibson Lot 18 said the suggestion box will be placed at the mail boxes and urged all members to use the box instead of going to the Board members directly. All suggestions must be signed. Any suggestions not signed will be discarded.

Roy Garceau Lot 279 asked if a standard could be set regarding when a lot needs to be cut, etc.

Joe Cuce Lot 230 said at the last Board meeting the Board voted to have two (2) Board members and two (2) non members check the lots. If four (4) people make a judgment on your property that should be enough.

Clyde Camp Lot 39 said the same Board members will check the lots but the members will be different each time. Tom said the non members were more tough than the Board members. If anyone has a question, there are pictures on file.

Helen Czerwinski Lot 100 said the park is full of beautiful people. She thanked the Board for their work.

Ray Schulze Lot 212 said he has been around a long time and the fines have been forgiven. He wants to know if that is going to continue. He was told the fines will not be forgiven. Also, during the winter we lost 750,000 gallons of water because an owner did not cut off the main valve to their water. That owner is being fined.

Joe Cuce said the Board will not back down and that we have lost 50,000 gallons on well #1 this past week. If it is found that an owner is responsible for the leakage, they will be fined.

Bill Paz Lot 289 said he does not understand the guidelines regarding mowing. He would like to talk to someone regarding his lot. Tom will get with him.

Wilbur Parks Lot 63 & 106 suggested a list of violations be posted on the bulletin board and perhaps a neighbor will take care of the situation.

Clyde said the Board will discuss the suggestion at a meeting.

Rod Gibson said our situation is different from most homeowners associations. He urged owners to make provisions if they are going to be gone.

John Coons Lot 264 said that many times when you try to collect fines you end up in court.

Terri Koretsky Lot 269 said two years ago she received a call from the President of the Association advising her he had cut her lot and she owed him \$75.00. They had someone who was supposed to take care of their lot. The day after she received his call, she received a letter. They did not have time to call anyone. She suggested the letters request the owner call when they receive the letter.

Tom Grice said the Grounds Committee will not cut grass and will not hire anyone to cut an owners lot. If the violation is not corrected within thirty days after the fine is levied, a lien will be placed on the property. Either we enforce the Covenants or do away with them.

Jan Timateo said the letters should specify exact dates and should be sent certified mail-return receipt requested. Elizabeth said that is exactly what she had said earlier. Each letter will state explicit dates for the violation to be corrected before a fine is levied. She asked the members if they want to spent \$250.00 to send out the 40 plus letters that are being prepared.

The majority of the members said NO.

Charles McMichen Lot 288 asked if the Association has a website or email that we could share with the owners.

Clyde said we are working on establishing a website. It will be available soon.

Joe Cuce said everyone should be sure their information is up-to-date including cell phone numbers.

Elizabeth Carter advised that wi-fi was installed in the PVCOA office and we have an email address for the Association, also a phone with an answering machine. The email address is: [pvcoa.net@windstream.net](mailto:pvcoa.net@windstream.net); she said if you want to contact a Board member, use the email. The phone number is: 706-865-9642 that will go to answering machine which will be checked every day and you will be called back. The numbers will be posted on the bulletin board at the mail boxes.

Richard Peavy Lot 91 said his concern is the time limit because it takes time to contact someone to do the work.

Clyde said the Committee's will work with the owners if we know they are trying to get the work done.

Tom Grice said he is running for the Board so he can help make the park better.

A light at the mail boxes has been installed at no cost to the Association, the limbs around the street lights have been trimmed at no cost, the light at Well #2 will be replaced soon at no cost. The bluff behind the blueberry bushes will be cleaned except for the trees. The water diverter/speed bump on cardiac hill will be removed next week and a grate will be installed there. The gravel road to the roll off will be repaired next week. Some of the culverts will be blown out at a cost of \$75.00 per service call and \$145.00 per hour for the jetter. The culvert by the dumpsters is clogged up and will be blown out. A new deck will be built at the work camper site. John Dryton will do the work himself on his time and the Association will supply the lumber and the permit. The pool will be painted in the fall. A ballot will be mailed to the members to decide. Painting will be approximately \$3000. and will last about 3 years and applying marcite will be approximately \$8000. We have the money in the budget to do the work.

He has removed various items from the household dumpsters and placed them outside them. Also, he has a five gallon bucket of hazardous material that was put in the dumpster.

He said someone has maliciously removed the antenna from the gate three times.

He said Joe Cuce can make an antenna faster than it can be removed. He also got 4 antennas from the gate repairman. The antennas do not fall off. They have to be screwed on and screwed off. They did not break, they were screwed off. He said to whoever is removing them, he can replace them as fast as they are removed.

Nan Hohne Lot 40 She has observed a lot of children driving golf carts. She urged everyone to break down the boxes before putting them in the dumpsters.

Clyde asked everybody to please obey the speed limit of 10 MILES PER HOUR.

Patti Garceau Lot 279 asked if everyone knows where to take non-household items. There is a sign on the fence at the dumpsters. It was open for this weekend.

Jean Harkins Lot 219 asked if renters have a copy of the rules. She was told all owners who rent their property should provide a copy of the rules to their renters.

Gloria House Lot 80 asked where is she supposed to put doggie poop. She was told to put it in the dumpster.

Joanne Luchkowec Lot 71 asked if the Association has a website. Clyde said the current website pvc4u.net is owned by John Coons and the Board is in the process of setting up a website to be controlled by the Board. She spoke about cell phone service in the park. She urged everyone to call their carrier and if enough people call, it is possible they will put up a tower in the area. Verizon has an emergency contact system.

Murray Brinson Lot 186 said you can call 911 using AT&T.

Joe Cuce Lot 230 said an owner congratulated him for dissolving the Activities Group. He said he will not draw a line in the sand. The park belongs to everyone now just a few.

Roy Garceau Lot 279 made a motion to adjourn the meeting, Bobbi Harden seconded and it was carried.

Elizabeth reminded everyone that the ballots would be counted and the new members would be announced at 1:00 PM.

The meeting reconvened at 1:00 PM and the following were elected to the Board of Directors:

JOE CUCE - LOT 230	TOM GRICE - LOT 213
KENNETH KILLGO - LOT 219	RORY RIFF - LOT 86
DAWN TRANTHAM - LOT 253.	

All will serve for two (2) years with the exception of Rory Riff who will serve one (1) year.

Elizabeth Carter made a motion to adjourn the meeting, Bobbi Harden seconded and the meeting was adjourned.

Respectfully submitted,

Elizabeth Carter  
Secretary