

## MINUTES

### PARADISE VALLEY CAMPGROUND BOARD OF DIRECTORS MEETING

**May 9, 2009 10:00 AM - 11:15 PM**

**OPEN:** The Meeting was called to order by President Buck Tidwell. He then led members in the Pledge of Allegiance to the Flag. Buck asked John to call the roll and it was noted that although we are missing two Board Member we have a quorum. Attendees are listed as follows:

Buck Tidwell  
Angelo Constantine  
Beverly Sundin  
John Coons  
Dick Duhamie

Buck asked that any new owners in attendance introduce themselves. The Hooks, Lot 57 were introduced. Next Charlie Sundin introduced Ken & Gwen our new Work Campers, commenting on the good work they have done in the park.

**MINUTES:** Buck asked John to read the Minutes from the April 25, 2009 Meeting. John read the minutes and when finished accepted a correction in the Treasurers report, the year a letter was sent on page 5, comments made by Buck and corrected the last speaker name to show Judy Stewart lot 104. The minutes were approved as corrected.

**CORRESPONDENCE:** No correspondence.

**TREASURER:** Beverly proceeded with her report noting that it was not audited and close to years end. She said we have \$19,567.63 in the checking account, \$11, 206.05 in the Pavilion Reserve checking account, for a total of \$30,773.68 in checking. Our total Assets including Reserves totals \$ 138, 684.24. Buck said the report will be submitted for audit and is approved.

#### **COMMITTEE REPORTS:**

**NOMINATING:** Nan reported that bio information on the Candidates was posted in the Pavilion and that votes would be counted on the 23<sup>rd</sup>. Make sure and vote.

**WELCOME:** Lanell Coons reported, five lots sold this year, most of these recent sales. Owners of four lots have been greeted. I will greet Mike and Carol Hooks next week. I have greeted the Matthews, lot 140, the Watts, lot 193, and the Chastains lot 166. There have been no Welcome meetings this year.

**COVENANTS:** Bernie Berk requested that everyone turn in your Covenants vote right away to make things easier on meeting day. Buck thanked Bernie.

**ARCHITECTURAL:** Dick Duhaime had no report.

**GROUNDS:** Buck explained that Jim was in the park but had a very bad headache this morning and could not attend.

**FINANCE:** Beverly explained our good fortune in being under budget last year but it was because no funds were allocated to reserves. The finance committee had suggested 20 to 25 thousand be placed in reserves. This would have put us over budget. This Board has approved funds for reserves. Beverly said she gets many questions about CDs, savings and the like. Reserves are important to provide funds for emergencies, otherwise each owner will have to be assessed like the funding for our road repair in the past.

**WATER AND SEWER:** Angelo reported lots of problems over the winter but things are back on track now. Buck commented on the lack of complaints about the water. We only have a couple of smelly water heaters he said . The water pressure is good too so they (American) must be doing a good job, he finished.

**ACTIVITIES CLUB:** Eleanor reported the following events;

- \* Rib Dinner tonight 6 PM, women bring deserts. Donations are for the building fund. Carry out has been abused so only carry out after joining the regular serving line.
- \* Breakfast Saturday the 16<sup>th</sup>, 8 to 9:30 AM, \$4.00
- \* Activities Meeting Thursday the 21<sup>st</sup>, 2 PM. Men are welcome too. Nick Coman is participating.
- \* Coffee & Fritters before the Owners Meeting on the 23<sup>rd</sup>, \$1.
- \* Welcome Back Gathering Sunday the 24<sup>th</sup>, 3PM. Coffee, Tea and cookies will be served.
- \* Line Dancing starts Wednesday 27<sup>th</sup>.
- \* Ice Cream Social Sunday the 31<sup>st</sup>, 2 PM. Donation is \$2.
- \* Bowling at Yona Bowl Thursdays at 10 AM.
- \* Directory needs your corrections by the 23<sup>rd</sup>. We need advertising. It will be available in June.

Beverly commented that the Board was paying for the dinner tonight and to remember donations go to the building fund. Also, the Pavilion floor will be painted soon. This will require closing the building for a week. We can't paint in damp conditions. Eleanor quoted Directory advertising rates as \$25 business card, \$50 half page, \$35 quarter page and \$100 dollars full page. Buck thanked Eleanor and Beverly.

**ANNOUNCEMENTS:** Buck announced that a number of us went down Monday night (to the County Commission meeting) on the waste water treatment plant. The County is fighting this. There will be a EPD hearing some time in June. Buck and Sid think it will be in the third week. EDP will announce this date soon.

Buck then moved to the Pelts lawsuit whereby the Pelts are suing the campground. Buck explained that many folks in the park think or have been told that this Board initiated this lawsuit. That is not true! The Pelts initiated lawsuits months ago. Buck repeated, the Pelts initiated the lawsuit, not the Board!

Beverly then described the possibility of a swap meet to be held in the breeze way at the Pavilion on weekends.

**OLD BUSINESS:** Angelo explained a proposal from Structure, the Pavilion contractors, for improvements to the front rooms to include wiring, insulation, drywall, trim work, paint, light fixtures, fans, etc. Structure will let us provide painting, and fixtures if we wish and deduct them from the bid price. The bid was \$ 6, 730.15. Buck and Beverly noted that we do not need a vote as the dollars are approved. Buck said do it! Angelo said they were to include fixing the electrical problem of blown breakers in the Kitchen since they had studied at the main electrical panel and there was no problem. John said that was good news!

Angelo then suggested a "10 week club", a project taken from his winter location. He has gone over the idea with Bernie. It would be an "8 week club" here, selling 100 tickets at \$20 each. There would be winners each week for eight weeks with prizes ranging from \$20 to a grand prize of \$500. He noted a one in five chance to win and the proceeds from the "8 Week Club", \$800, would go to the building fund. Angelo explained that this has been so successful that they are now going to do the "10 Week Club" twice in the Winter season. Buck asked Angelo to make a motion. Angelo moved that we hold an "8 week club" in time to start for the Annual Meeting. Beverly seconded. John questioned who was actually doing this, the park? Beverly said we were really selling candy which could be exchanged for dollars. The motion carried.

**NEW BUSINESS:** Buck called for new business and there was no new business to come before the group.

There being no further new business to come before the Board, Buck opened the floor to lot owners witnessing the Meeting. Buck next called for those who wished to speak and recognized:

**OPEN TO ALL LOT OWNERS:**

Sid Brangham lot 62 - I am confused and the Board is confused about the screen Covenant change. How can you ask us to vote? Why no discussion? Buck asked Bernie to speak. Bernie said there has been discussion. People have requested screening for their outbuildings. The out buildings, now in both Covenants and County Code, were called "screen rooms" in the past. Some call them cabins now. Again, folks with cabins (out buildings) would like to screen their porches. The Board referred this topic to the Covenants Committee and it was discussed extensively. We wanted to limit the screening to be fair to everybody. Currently a park model can be screened for the entire length (up to 44 feet) and 12 feet wide. So you can screen 500 sq feet right now on a park model. It seemed fair to allow this total to include a cabin (out building) as well. Bernie

explained that you will be allowed 500 square feet total for both your cabin and park model in any combination under the proposed Covenant change. Confusion comes for some who still have the old "screen rooms" rather than cabins. Can they have 900 feet of screen? ( 400 + 500 ?) If this unlikely event occurred it would be referred to the Architectural Committee.

Sid then noted that as the Covenants are changed from year to year they are never as the voters see it? He again commented, why no discussion? Bernie again, there have been discussions in several meetings. Bernie pointed to the paragraph provided with the Covenant change that was approved by his committee and the Board. Sid said he now understood. Someone asked about County regulations and Bernie explained no County regulations for screening. We (PVC) have the limits for screened awnings. Someone asked about percentage of lot coverage. It does not apply to this situation. Decks are in place when screened.

Buck explained that someone in the park is going to screen in his porch. This will provide guidelines and if we have to go to court, provide some backup. Beverly said Bernie opened his home to a discussion last year and those interested in this did not come. This was unfortunate.

John said those with a long history here could easily have difficulty with understanding considering the name changes over time; screen room, out building, auxiliary building, cabin and sympathized with Sid.

Rosemary Hines lot 94 - Is a permit required for new construction of a screened room ? John replied, we are addressing screening an existing structure, not building a new structure. Depending on what is being built they must have both County and park permits. No County permit is needed for simple screening.

Ron Roskosh lot 41- Does that ( screening ) include Gazebos? Bernie thinks it includes them and simply counts toward the total on the lot; 500 square feet. Ron thinks Bernie's verbal explanation is different from the way it is written. Bernie, lot 300, read aloud the paragraph provided on the Covenant ballot with the screen change. There was an open non specific discussion of past explanations of screening. At the end, Angelo voiced his personal opposition to the screening Covenant change.

Eleanor Mazourek lot 254 - She explained that she did not bring up the sale ( yard sale) that Beverly mentioned because it had not been voted on. She encouraged everyone to come to the Activities Meeting and vote.

Jo Roskosh lot 41 - Bonney and Paul Merritt are in Oklahoma City. Paul has had leg surgery and has much pain. They are in their camper now. They are considering where to get his prosthesis made? Dick asked that their address be posted for those that want to get in contact. Jo will post it.

John Coons lot 264 - I have ballots here for those that need them.

Rosemary Hinds lot 94 - John, can we get the minutes posted on line? John explained he had not updated lately but they will be there. Rosemary explained that folks who travel can see the minutes. John said that is why they are there.

Buck in closing, recognized past Board Member, Bill Dotson and noted that it was good to see him here again!

Angelo moved adjournment. The meeting was adjourned by Buck at 11:15 AM.

Respectfully submitted,  
John Coons  
Secretary