

MINUTES

PARADISE VALLEY CAMPGROUND BOARD OF DIRECTORS MEETING

October 11, 2008 11:00 AM - 12:40 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 all Board members were present. Buck noted that we were an hour later today because of the breakfast served earlier. Attendees are listed as follows:

Buck Tidwell
Angelo Constantine
Beverly Sundin
John Coons
Nick Coman
Dick Duhamie
Jim Baggot

Buck then asked for new owners? Marilyn Frith, Lot 9, was recognized and welcomed by Buck.

MINUTES: Buck asked John to read the minutes from the September 13 Meeting. John Read the Board minutes. They were approved as read. John paused at the beginning of owner comments and asked if it was necessary to continue to read owner comments since several people had requested they not be read. After extensive confusion both Board Members and most of the Owners in attendance voiced their desire to have owner comments read aloud. John read all the comments.

CORRESPONDENCE: Buck asked John for correspondence. John explained letters received from the Opavas, and Ray Schulze. Ray's letter was read last meeting. Letters were sent to the Opavas, Schulzes, HA Frith and an open letter from the Board about renting lots. John read the lot rent letter. Beverly suggested that those owners that rent, get the letter now. Jim concurred. John agreed to do this.

TREASURER: As of the first of the month we have \$ 23,228.25 in our regular checking account and \$ 7,400 in the pavilion construction account for a total of \$ 30,628.25 in checking. Including CDs we have a total of \$96,722.54 in Current Assets. Including \$126,806.52 in Other Assets which are primarily our Reserves we have a total of \$223,529.06 in Total Assets. Buck noted the Treasurers report will be filed for audit.

ANNOUNCEMENTS: Buck opened by thanking all Board Members for their efforts and expressed his belief that this has been a good year for the park. Special mention was directed to Angelo, Dick and John for the progress with the Pavilion. Sid Brandon Lot 62, has volunteered to look after the park this winter Buck announced. He requested that Sid be contacted with difficulties during this period. (706-865-5763) He will have all the information for contractors that provide services here.

Buck then said that three members in our park are in violation of Covenants and two are being fined \$25 per day. Appropriate liens are being or have been filed. He wanted everyone to be totally aware of legal matters going on in the park.

COMMITTEE REPORTS:

WELCOME: Lanell reported that the Mayberrys on lot 43, Buttricks on lot 76, Krotches on lot 116, Davis on lot 158, McDaniels on lot 202, Luongos on lot 270 and Rookers on lot 274 have been welcomed this month. She said 16 owners have been welcomed this season but that some of them have really been owners for one or two years but have rarely been here to receive a welcome. Lanell thanked Sharon Patterson, and Jan Coman for their welcoming efforts. She also thanked owners who got emergency information turned in and reminded everyone about having emergency data on file here. She closed wishing a happy, blessed Winter season to everyone until we return again in Spring.

COVENANTS: No report. Bernie Berk is absent.

PLANNING: No report John said as there has been no meeting.

ARCHITECTURAL: Dick reported a busy month with seven permits issued. Dick read the work permitted under each permit and closed suggesting there will be busy construction activity next month.

GROUNDS: Jim opened responding to comments about cutting down trees. He explained that when a complaint about a tree on "common" space is received he and Buck go visit to see where the tree is really located. If it is on the line with a private lot, it is prorated with the owner, depending on the exact location. An example of 1/3 & 2/3 split was described. Jim explained several dead trees cut with mixed funds of owners and association. He said we will trim the big oak next to the pool and a tree next to the wash room when most of you are gone and the trees are dormant.

Jim reported he fined himself \$25 for watering when it was not his time because someone called to complain on his cell phone. The money is for the building fund. He remarked, "this monkey is now off my back" and encouraged outside water use in the morning on "your" day only. Please be good citizens he asked.

Jim next explained that his health was good, but expressed reservations about being able to give 100%. For that reason, he is unsure if he will run again? You will know if my name is in the mailing, he promised.

Finding a pool cleaning person continues to be a problem , Jim explained, since Patrick gave us such a high bid. Closing, Jim thanked John for the open letter concerning rentals.

RULES: Angelo announced that the new rules had been sent out.

WATER & SEWER: Buck urged Angelo to continue with a report on our water. He reported that the letter from DNR concerning certain testing results had been given to American Water and that Larry Freeman of American Water had responded to the letter. Angelo said that everything was fine now.. taken care of! Next he said a leak from well 1 had been discovered by American, while monitoring well 1 pump run time. They are trying to locate the leak right now. Everyone involved believes that the water is getting better. We are gaining ground, Angelo closed.

FINANCE: Buck, after skipping Beverly so that Angelo could continue, asked for her report. She said the CD investment from Habbersham was taken out Thursday and placed in checking so as to provide necessary working funds for winter bills. Also, money was moved from general checking into the construction checking account. We are over budget in bridge and water for necessary expenses. Garbage is way high and going up, and no washing machine is needed this year, so we have some pluses and minuses. She explained roll off expense increases due to brush and tree trunks. "We're hanging in there", she closed.

ACTIVITIES: Barbara Tidwell opened by reminding everyone that a few Directories are left should you want one. She asked that 2009 Directory changes be added to the book at the back table. Barbara next announced:

1. Furniture taken in Oct 14. Kitchen closing Oct 15, 1 PM . Help is needed cleaning freezer.
2. Activities are over for the year! Thanks for all the support!!
3. Looking forward to Spring! Many Activities are planned for next year.

UNFINISHED BUSINESS:

Beverly explained the old rule of 2 gate cards issued per lot, pointing out that landlords must supply gate cards to tenants. Cards will not be sold to tenants. There are too many cards out there, she said, noting that with the spring billing there will be a spot to provide the numbers on your two gate cards. Later the entry machine will be reprogrammed to accept only the cards listed, deleting old cards from the computer.

Buck next reminded us that Nan Hohne lot 40, had been appointed chair for the Nominating Committee and that her Committee must be ratified by the Board. Her Committee members are Judy Geers lot 42, Jo Roshkish lot 41, Joan Moering lot 168, and Charles Pressler lot 164. Buck requested a motion to ratify. Beverly moved and Dick seconded. Motion carried. The Nominating Committee is ratified.

John was next with pavilion construction but deferred to Angelo to save his voice. He explained three bids received

and the selection of Structures from Sautee to built the addition. A contract has been signed for \$52,000 to complete the basic scope of work. Permit applications have been filed and construction will start as soon as permits issue. He described the work to be done explaining the target for completion is end of November. We can all look forward to returning in the Spring with this work on the pavilion completed, he said, and that should create a more positive attitude toward the pavilion. It's in the Counties' hands now, Angelo closed...

NEW BUSINESS:

Buck called on Beverly for the new budget. She asked if the Board had copies or had read the new budget. She then reviewed several line items in the budget for the Board's benefit pointing to the Income increase from the dues increase. She next thanked the members of the Finance Committee explaining that this is not an easy job at this time of year. The proposed budget is balanced, she said, and includes \$20,000 in additional funding for dedicated Reserves! All sorts of expenses are increasing but we balanced at \$133,500.00 she closed, requesting a motion for approval. John moved and Jim seconded. Motion carried. The Budget for next year is approved.

Buck called on Dick next to read the proposed Covenant change produced by the Covenant Committee to incorporate screening. Buck next explained that several owners wanted to screen their cabin porches. The Board felt in discussion that allowing a vote would be the best way to get a sense of what the people wanted. Beverly moved the approval of the proposed Covenant change for an owners vote. Jim seconded. The motion carried. The Proposed change will be sent out with the spring billing for a vote.

Buck next called for the mailbox agenda item. John responded explaining that he wished to interact with the owners present on this topic. He asked Dick to hand out 2 sheets, a written explanation and picture. He went on, what I would like you to consider is a change in the way mail is received here in Paradise Valley. Your interest in this is unknown? I have done this same thing in several other locations. The folks there are pleased. I am troubled here by the few number of boxes available, and the fact that the boxes are not in a secure area. They were tacked on to the front of the pump house, those of you here 10 years have \$150 invested in your box and the mail carrier is left half in and half out of the rain, he continued. What is being proposed here is the one time purchase of a modern CBU box, under cover, for about \$100. The box itself is \$75. The rest of the \$100 pays for the shelter which will vary depending on how many boxes it should house. In the past we started with 48 boxes and added in blocks of 16 as people subscribed. A possible location is common element 5A next to the Cable TV shack. There is room there and it is not leased out. Do you have any questions John asked of the group at large?

Q:Will they deliver inside the gate? A:Yes, Louise Nix, Postmaster here is doing it today. Q:Cost? A: In past \$100 & it's yours! Q: Is this \$100 1 time?? A: Yes, 1 time! Q: What of the cost of the covered area? A: That's in there. The extra \$25 pays for it. Q: Explain parcel delivery. A: The CBU boxes have delivery compartments built in. No more packages left around outside. There are also outgoing mail bins. Q: Are these OK with the post office? A: They are designed to Federal standards. You can't replace what is here now. Q: Will they sort the mail? A: Yes, they do it the same way now. Q: Did anyone look into upgrading the existing boxes? A: What does that mean? Q: You know... adding on to what we have. Covering a bit more. A: No; I want no part of that. There is some question if the Post Office would agree to that? Q: Could we use existing shelter? A: What shelter? Q: The place where the boxes are now? A: There is not room, it is not secure. It is open to anyone off the road. Q: How many empty boxes now? A: About 12, no keys. Beverly interjected that when selling they don't return keys. A locksmith was quoted at \$50 / box. John Morris suggested \$15 / box. Q: Ray Schulze said the Planning Committee agreed to this plan earlier and he likes the idea. He thinks \$100 is a good deal. They will sell fast. Q: Can the box number match our address? A: John explained to use your 911 address only. The post office matches up addresses and box numbers. Q: How are boxes numbered? A: They have just a sequential number, no names, 1,2,3,4 Q: Will your \$100 pay for the cover? A: Yes, \$25 x 128 for example yields \$3,200 to spend on shelter. Q: Are you sure of costs? A: Yes, I shopped on line just before this meeting. Q: Why would the existing one need to come down? A: Basically, they won't deliver to two locations. If this is adopted, that is over. No more rent. Q: What about the traffic at 5A? Will they go down that street? A: That is just one suggestion, but it could be right on the corner. The trash is right there. The number of boxes determines size. This might be rather small? Q: Beverly explained security, the cost of in Post Office boxes and that this is cheaper!

John departed from questions to explain the fact that these boxes accept magazines and large envelopes laying flat. No more thrashed larger envelopes that have been folded or rolled. Boxes are about 3"H x 11"W x 15"D each.

Q: Is 5A leased like the others? A: No, it's not in the Cable TV lease. Buck broke in suggesting enough time has been spent on this. Q: Have there been security issues? A: Not that I know of.

John requested a show of hands for interest. About 26 to 30 hands were up, a majority of attendees. Buck thanked John.

Beverly, responding to any further business, explained that we are looking for a work camper for next season. Please wish us luck in our search!

Buck receiving no further comment from the Board members, opened the meeting to owners, noting the 3 minute speaking limit.

OPEN TO ALL LOT OWNERS:

June Brangdon lot 62, Will the screening ballot be mailed in Spring? Buck replied, with the regular spring mailing.

Marilyn Frith lot 9, Do I need a permit for removing a tree? Jim & Buck replied, no permit needed. Jim expanded the question, suggesting trimming rather than simply cutting down and cautioned to be absolutely sure the tree is really on your lot and not road right of way or green space.

Sandy Schulze lot 212, What is the plan for the pavilion? John verbally described the construction planned.

Nancy Morris lot 174, What were the bids for building? Angelo replied three bids; Solid Rock \$61,245., Structure Const. \$51,664. and RCRP Inc \$51,700. We selected Structure. Did that include a retaining wall? Yes, a poured wall, french drains and water diverted to both sides of the pavilion away from our floor slab.

Richard Barber lot 56, "I got a flyer for the breakfast; no one else got one. I think all they want is the \$4 !! I come down and give them \$4. I feel not wanted here !!" Buck explained distributing flyers. Richard insisted none of his neighbors got one. Buck asked for a show of hands for flyers.... Many received them.

Nancy Morris lot 174, Questioned screens on park models porches? Buck remembered it getting Board approval when John was on the Board. Beverly explained the decision to go to the owners with the cabin screen issue because of diverse opinions, even on this Board. John said the issue was new now because covered porches are only a year old. John Morris explained that John Coons was all wet. He had a covered porch 5 years ago. After confused discussion Nancy wants to know if the Board approved screens? It never passed before, she said. Nancy would like to screen her porch! John said he personally agreed she should be able to screen her cabin porch!

Tom Grice lot 213, believes that the reason you are sending this out is to get it to fail. He would screen his porch if he wanted and there is nothing anyone could do. We are far out of compliance with Covenants. My rig is not 4' from the roof. He went on to describe others screening to a big round of applause. Buck said this is why it is going out for a vote. Tom pointed out that Covenants do not address screens and you can do what you want. Tom asked does anyone else believe sending this vote out is being done in hopes it will fail? There were several that agreed. Tom said that you know perfectly well 2/3 will never approve the change.

Angelo, responding to Tom said that if the screen issue was up for a Board vote it would not pass. We decided in fairness, to put it up for a vote and let the owners decide the issue.

Sandy Schulze lot 212, What are we spending on litigation? Buck replied no law suites, but we are fining two folks \$25 / day. She asked, we changed to Ferguson, how much an hour? Jim said we have paid \$350. and went on to comment about pending legal activities that is stalled. Beverly explained our use of our attorney for many subjects. John explained no litigation only legal advice and letters. We are not wasting your money and are not on some ego trip with lawyers. John then explained the move away from Martin Welsh and \$2500 retainers in favor of simply hourly fees using services as required.

Ray Schulze lot 212, Complained that Guidelines are not posted or circulated. Jim suggested to Lanell publishing a complete park information book. Lanell explained guidelines and Covenants were in the Welcome

package.

Nancy Morris lot 174, Complained that others, especially Board Members, have things in their cabins that they do not want her to have. There were confused comments by many people speaking at random. John Morris said he is going to screen his porch. Buck replied he should not do that.

Sid Brangdon lot 62, Responding to the bitching and bad behavior, said, " We should consider the glass half full, rather than half empty," and went on in a positive vein. He finished his comments to a round of applause.

Marti Liebal lot 161, Questioning the screening, she thinks this is one more step toward permanent housing. We started with screen rooms, then we enclosed them, now it's cabins with (gasp) glass windows. Next the porches will be glassed in and bedrooms added. She asks that the Board be aware of what she said. Extended random comments and confusion followed Marti's statements.

Nan Hohne lot 40, She reported smelly water to general laughter. Buck suggested she clean out her hot water heater.

Beverly Sundin lot 52, She explained Bernie Berk's cabin on lot 53 where in screening was not attached to the cabin. It is different than what was expressed in the audience she reported. It is not permanently attached and she wishes to close this subject.

Nancy Morris lot 174, Explained that some park model roofs are attached to a cabin.

Paul Merritt lot 153, Made positive comments about the clean, like new conditions of the dumpster (trash) area.

Ron Roskosh lot 41, Explained that if you go around and look at these cabins and park models in here you will find lots of things wrong. These were mostly permitted under past Boards. This Board has tried to do this right and get things straightened out. He further suggested that the finger pointing going on would probably end up with the fingers pointing at those that did much of the pointing.

An unrecognized comment was made pointing out that Board members are volunteers and serve with out pay please remember. There was loud general applause.

Ted Dietz lot 176, Asked why the Covenants need be changed if the screening issue is not addressed in the Covenants now? Buck replied that it should be added to control it.

There being no further comments from the floor Buck suggested we adjourn. Angelo moved adjournment Dick seconded and the meeting adjourned.

Respectfully submitted,

John Coons
Secretary