

**PVC Board of Directors  
Regular Monthly Meeting  
September 12, 2015 10:00AM**

**Call to Order** - Bill Maxwell  
Opening Prayer – Bobby Privette  
Pledge of Allegiance to the Flag

Bobby Privette, Secretary – Roll Call  
Board Members Attending – Bill Maxwell, President; Kenneth Killgo, Vice-President; Rory Riff, Treasurer; Joe Cuce, Water and Sewer; Sandy Schulze, Activities; Tom Grice, Grounds; Bobby Privette, Secretary

**Reports:**

**Bobby Privette, Secretary**, asked for the minutes from the previous meetings be approved as posted. Ken Killgo made the motion to approve. Rory Riff seconded the motion. The minutes were approved.

Bobby thanked all who participated in the Board of Directors election and noted that the results had been posted as well as the duties assigned to each Board Member for 2016.

**Kenneth Killgo, Architectural**, had nothing new to report.

**Rory Riff, Treasurer**, asked that his previous financial report be approved as posted. Kenneth moved to approve the report, seconded by Tom Grice. The report was approved. Rory reported that as of August 31, 2015 the park was in good financial standing. We have total assets of \$320,088.72 and the Treasurer's Balance Sheet will be posted on the two main bulletin boards.

**Joe Cuce, Water and Sewer**, told the assembly that today would probably be his last Board Meeting of the year. Joe reported that the water and sewer systems continue to be in good repair and he thanked the members present for being patient and understanding during all the times he had to temporarily shut off water in various sections of the park for repair.

**Sandy Schulze, Activities**, thanked all who worked on this year's Luau and helped to make it a huge success. Sandy reported that 140 tickets were sold and there were 15 children additionally. Sandy noted that the next two Pot Luck dinners have been canceled due to declining participation. Some have told Sandy they have no Mexican recipes for the upcoming Mexican Pot Luck. So, Sandy said all should bring whatever dish they were comfortable with. The Pot Luck is at 5:00 PM with Bunco scheduled for 6:30 PM. All are encouraged to participate in either or both. Sandy reminded us that the Deck Party is scheduled for September 26. Special music is planned. The Interior Yard Sale is scheduled for 10/3. Those who wish to participate should place items for sale in their drive way and have everything cleaned up by the end of the day.

**Tom Grice, Grounds**, reported that work on the culvert near the roll off dumpster has been delayed due to equipment breakdown. The park Laundry will close at the end of October and the pool will be closed around September 30.

Sandy Schulze was recognized to express her thanks for all who had ordered the special Paradise Valley shirts.

Beth Wolfe gave a presentation on the name tags she was selling. The tags will come with a magnetic clip and also a pin. The magnet can be removed in case the user has a pace maker. With a donation from Don Haines the price of name tags is \$6.00 each.

Bill Maxwell turned attention to the sign which had recently been installed near the entrance to the park. Bill said he had received comments from some members of the park questioning the addition of dates designating our season. Bill emphasized that the Board is trying to enforce the covenants as we now have them. He also reiterated that all members may come and enjoy the park any time for recreational use. Bill noted one couple who visits the park for only two weeks during the winter each year. He also said the criteria for establishing Full Time residence is based on where a person's vehicle is registered or where they are registered to vote.

Bob Ingram from the sheriff's department recently gave us a seminar on Neighborhood Watch. Bill said we are already instigating about 90% of the recommendations Ingram presented. Bill reported that there have been requests for members to use stickers or hang-tags in their vehicles for identification. However, the problem becomes how to handle family and friends who occasionally visit for short periods of time.

**Bill Maxwell** opened the floor for **discussion of the sign** which had been criticized for including the dates of our season:

**Barney Casteel, Lot 44**, recommended the dates be deleted from the sign.

**Pat Grice, Lot 213**, noted that Passport America and Good Sam both advertise the dates their campgrounds are open and when they are closed.

**Paula Noble, Lot 125**, said she had no problem with the dates. However, there are some who cannot find the specific dates for our season in our covenants. It was noted that the By Laws state when we have our official board meetings, April – October.

**Clyde Camp, Lot 39**, said he is OK with the dates.

**Arlin Verley, Lot 260**, asked where the dates for our season were found. He noted that he had a potential buyer who learned of the stated dates and left. Bill noted the By Laws again.

**Dawn Privette, Lot 261**, pointed out that Passport America member campgrounds are commercial in nature and do not compare to Paradise Valley. She recommended the dates be removed from the sign.

**Dawn Trantham, Lot 253**, reported that she has been trying to sell her lot for some time. She believes the dates on the sign are misleading and they give the impression that the park is nonfunctional during the winter.

**Carol Winter, Lot 149**, said that from her personal experience if she had seen the sign with the dates when she was looking to buy, she would have left.

**John Coons, Lot 264**, believes the sign hurts property values. Those just dropping by would not know what it means and he thinks the sign will put off potential buyers.

**Joe Cuce, Lot 230**, sees the sign as being useful to the park in listing the dates. However, he believes a thief from outside would use the sign to see the park as a “Candy Store” during the off season.

**Rod Gibson, Lot 18**, advised Bill Maxwell that the nature of today’s meeting should be evidence that an open forum regarding this type of issue would be more useful prior to rather than after the fact. Bill Maxwell agreed.

**Janice Camp, Lot 39**, said she understands the objections to having the dates on the sign. But, she believes the sign is still useful in getting the message across to those in the park who never participate and do not get the information.

**Ted Dietz, Lot 176**, said he wants “Restrictive Covenants Community” to stay on the sign, but he believes the dates could be a problem.

**Cathie Opava, Lot 169**, likes the sign, but not the dates.

**Sandy Schulze, Lot 212**, wants to retain “Restrictive Community” on the sign.

**Deborah Hamm, Lot 136**, asked what is the purpose of the sign. Is it to discourage renters? Bill Maxwell said the sign was for renters and owners. Deborah suggested that a uniform rental agreement be used by all owners who rent lots. Bill replied that he did not want us to become a management company for the park.

**Clyde Camp, Lot 39**, asked if he could make a motion to remove the dates from the sign. Bill Maxwell said he would be taking a Straw Poll from those present to give guidance to the Board.

**Bill Maxwell**, read a letter to the board from Jan Timoteo in which she asked for information from our realtor, Sherry Ivey. Sherry believes the sign with the dates could potentially hurt sales and property values. Bill refuted much of Sherry’s contentions and noted a lot had sold within the last few days for over \$100,000. Bill also read a letter from Kenneth Killgo written in response to Sherry Ivey’s letter. Kenneth questioned Sherry’s information and motives. As a realtor Sherry’s primary objective would be to make the sale.

**Bill Maxwell**, referenced a letter he received from Selma Grzecka in which she said she looked for, but could not find the the dates as listed on the sign.

**Arlin Verley, Lot 260**, said he had read the By Laws regarding when the Board would have meetings, but it did not say that our season was April 1 – October 31. He added that he thought the Board had overstepped its bounds in using those dates.

**Elizabeth Carter, Lot 150**, said she had been in the park since 1993 and the park had always been seasonal, April 1 – October 31.

**Kenneth Killgo**, made the **motion to delete** the dates from the sign and leave the rest of the sign as it is. The motion was seconded by Joe Cuce.

**John Coons, Lot 264**, asked if the motion applies to all of the signs. (Including the one on the For Sale By Owner Board.) The answer was “yes”.

**Rod Gibson, Lot 18**, asked if the Board was considering limiting the number of Full Time residents allowed in the park as Care Takers. Bill Maxwell answered that Care Taker status does not automatically pass on to a future buyer. He also noted the legal opinion from our attorney that rather than setting a static number of Care Takers, the Board should reserve the right to increase or decrease the number as the park’s needs fluctuate.

**Cathie Opava, Lot 169**, asked if we would know who the Care Takers are in certain areas of the park. Bill Maxwell answered, “yes”.

**Rory Riff**, suggested that we change the code in the gate clickers once a year. Bill Maxwell noted that it would be difficult to get around to all who have clickers. He also said the new code would quickly be shared around the County.

**Bill Maxwell**, called for a **straw poll vote** by the members on whether or not they wanted to keep the dates on the sign. A large majority of those present voted to delete the dates and keep the rest of the sign as is. The Board also voted to delete the dates and keep the rest of the sign as is, following the wishes of the membership.

**Old Business** – None

**New Business** - None

Bill Maxwell asked for any other matters that needed to be addressed.

**Carol Winter, Lot 149**, asked if a digital directory could be made available. Sue Riff answered that people had to register for the web site as some information isn’t open to the public. Sue will look into the possibility of making a digital directory available.

**John Coons, Lot 264**, advised that there might be legal issues involved in making everyone's information public knowledge and the encryption on our web site might easily be hacked.

**Rod Gibson, Lot 18**, asked about the blanket Emails that are sometimes being sent out. Can they be sent to all the membership of the park? Sue Riff replied that only members who have registered on the web site receive the email blasts.

**Judy Stewart, Lot 104**, asked why the internal yard sale is being put off until so late in the season. Many members will have already left for the season. Sandy Schulze answered that most Saturdays had been taken up with other functions and asked that members attend and participate in the Activities Planning meetings.

**Lynn Snyder, Lot 271**, suggested we use decals in our vehicles to identify those riding in the park.

**John Coons, Lot 264**, said it might be possible to download a digital directory to CDs and make them available. Cost would be nominal.

Kenneth Killgo made the motion to adjourn. Rory Riff seconded the motion. The meeting adjourned.

Respectfully submitted,  
Bobby Privette, Secretary