

MINUTES

PARADISE VALLEY CAMPGROUND BOARD OF DIRECTORS MEETING

September 13, 2008 10:00 AM - 12:12 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. Attendees are listed as follows:

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

Buck welcomed Jim and the Board wished Jim a continuing rapid recovery. Jim thanked everyone for good wishes.

Buck asked that any new owners in attendance introduce themselves. None came forward.

MINUTES: Buck asked John to read the Minutes from the August 9 Meeting. John read the minutes and when finished noted corrections incorporated for the Treasurer Report and floor comment from Linda Lehigh.

Buck announced that he had selected Nancy (Nan) Hohne Lot 40, to head the Nominating Committee for next years election. He then announced Ray Schulze as acting Parliamentarian for this meeting and asked for correspondence from John.

CORRESPONDENCE: John paraphrased letters received from Bill Moore, lot 290 opposing Covenant changes and proposing a ten year limit on the frequency of Covenant changes, and an appeal to the Board to screen a porch on a cabin located on lot 199 from Stanley Gunter. Following that John read a letter received just before the Meeting from Ray Schulze requesting copies of "everything" concerning PVC water. Following the reading of Ray's letter Buck informed Ray that his letter would be addressed at the next Board Meeting. John closed noting that a letter had been received as we started, from the Opavas on lot 169, but that it would not be read publicly until previewed.

TREASURER: Beverly said the Balance sheet has now been laid out in a different way to help understanding. The total in checking as of August 31, 2008 is \$43,796.63, in Investments (CDs) is \$66,094.29 and in Other Assets (Reserves) \$126, 536.80. This gives a grand total of all Assets of \$236, 427.72.

ANNOUNCEMENTS: Buck opened announcements by thanking the volunteer labor for building the new Arbor and noted that the collections fell short of covering cost since the building permit from the County was \$130. Buck asked for additional donations to cover our short fall. There being no further announcements Buck moved to Committee Reports and Welcome was first up..

COMMITTEE REPORTS:

WELCOME: Lanell Coons reported, noting she was glad not to be in Real Estate as it is very slow right now. No one was welcomed in the last month although she is "looking" for several owners from last year that were never welcomed. She closed encouraging owners to get emergency information into the (each persons) file.

COVENANTS: Bernie Berk opened asking that his letter to the Board, which he will read be made a part of these minutes. The Chair agreed and Bernie read his two page letter addressing rumors, practices and inuendo surrounding the recent vote count.

PLANNING: John Coons reported no meeting in the past month and commented that Pavilion work was actually started.

ARCHITECTURAL: Dick Duhaime announced that 6 permits had been issued since the last meeting and he outlined the work to be accomplished under each of those permits issued.

GROUNDS: Jim opened his report with a "Thanks" to all for the cards, visits and attention he has received since his operation. He went on to list various individuals that had kept things moving in his absence, and again gave a sincere thanks for all the effort involved. Jim went on to suggest one last work day this year, probably for the last week in September. In asking for help he noted that he could organize but not get physical quite yet. Jim informed everyone that there were still a large number of lot owners that do not care for their lot or RV. Dirty RVs, grass over due to be cut, weeds and messy conditions were described, with the further comment that there are many beautiful lots in our park. Jim asked if anyone knew someone who could reasonably do a complete cutting, trimming and cleaning on a lot as he would like to find such a person to do owner neglected lots for him. The big roll off dumpster will be removed in early November. In closing Jim said that Perry had been doing an excellent job, the bath house would be closed about October 20 and that although we were on a "private well" and do not really have to follow the posted water restrictions under law, we should continue following State and local guidelines to be good citizens. He suggested pressure cleaning and similar activities be reserved for your prescribed watering day.

ACTIVITIES CLUB: Barbara Tidwell reported sunglasses left in the Pavilion? She then went on to list events as follows:

1. A Pot Luck Dinner at 6 PM tonight
2. Activities Club Meeting, 18 September at 2 PM in Pavilion, the last for this season
3. Breakfast, 20 September from 8 to 9:30AM , helpers are needed so please sign up
4. Chile Cookout, 4 October at 6 PM

Barbara closed reminding everyone that a few Directories are still available and then she wished everyone safe travel as they return to their winter destination. The Season is rapidly winding down she reminded us!

Beverly was recognized and described the Monday movie at 7PM. Proceeds go to Pavilion construction she said.

OLD BUSINESS: Buck asked John Coons to give ballot results.

John read from a copy of the posted report showing voting results. That report is made a part of these minutes. John then shifted to expressing concern for the non passage of "winter rent restrictions" and suggesting that the double negative wording might have had a limited impact. Emphasizing the Board's total support for the measure, John invited Sherry Ivie, of Mt Lakes, to explain what Mt Lakes / Shadows had been through with this problem. As Sherry took the floor John suggested that perhaps the vote reflected a need for owner education on this topic!

Sherry described one lot owner with many lots that started renting at \$100 per week to folks that began living there. These tenants alone were responsible for all the kids boarding the school buses at the Mt Lakes stop. There were various problems she described. It took three years effort to finally stop the situation, and six years before the last tenant finally left. It was a big mess she said. Now rents are limited to 14 consecutive days. Sherry suggested that their particular solution would not necessarily work for us, but something will have to be done to stop the same thing from developing here. Winding up, sherry described the mess and lack of maintenance now gone with the renters. An important ingredient of enforcement, she pointed out, was limiting lot use to deed holders only, with any exception requiring Board review and approval. Sherry encouraged addressing this problem ahead of time, not waiting until it got out of hand. Buck and John thanked Sherry for her input and her time.

John reminded everyone that legally, from inception, this is an RV Park for recreational use, not full time living. He explained that White County and most owners were happy with a few folks living here as no one wants a deserted park, but it could get out of hand. It has started. We have no cooperation from one absent landlord now. No one wants more of that and the trouble that comes with it!!

Buck recognized Beverly who explained her surprise in the rent restriction ballot measure not passing and explained how liberal the wording of the measure was noting Christmas and Thanksgiving family use was even considered. Beverly then described a horror story of Realtors around Lillian, Alabama buying up private RV lots there over the last year and one half, and renting them out. With tenant increase, the park fell into disrepair and police problems quadrupled. She then noted a trend in our lot sales to folks that never visit and expressed concern that this could become a "rental park" with attendant problems with kids, etc.

Buck next asked Angelo to provide the latest information of the water system. Angelo said that a letter had been received from Mr Stickney's office, DRN, pointing to out of limit test results. Mr Freeman, of American Water had

answered the Stickney letter describing what remedial things had been accomplished and the measured results of that effort. Angelo read this letter hereby made a part of these minutes. In short the letter described years of iron build up in the lines, the necessity for regular flushing and successful test results. Frost free valves were identified as a source of rusty water.

Buck then announced that the Board would be getting together next Friday to discuss present and future water related contracts. Following this Angelo asked that we finally decide this contract issue in the next week. Beverly then challenged our ability to have a legal meeting next Friday. After extensive back and forth it was decided that indeed we can meet legally next Friday. John expressed that he believed the sense of the Board was to get this done in a week. Beverly suggested that such a meeting was not right and began to read from our by laws. The section read did not apply. A meeting will be held next Friday as described.

NEW BUSINESS: As the meeting quieted down, Buck moved to new business and asked Angelo to read the rules his Committee had completed. Angelo then read the New Rules which had been copied for the Board. Following very limited discussion the New Rules were moved by Jim and seconded by Beverly. The New Rules passed unanimously.

Buck asked that John report Pavilion progress. John explained that the Board had formed three persons to oversee the project, Dick Duhaime, Angelo Constantine and John Coons. The as built survey work has been ordered from the surveyors that did the park. A meeting with Ringo, head of the White County Building Dept had been held and we are required to use a licensed contractor for construction. John briefly described what we are building. Buck thanked John.

Buck then noted that our annual budgeting time was here and that we must address any increase in owner dues at this time so that the budget can be constructed with knowledge of next year income. Beverly then moved that we increase annual fees from \$396 to \$435 noting that we should go to the closest whole dollar just below our Covenant imposed annual increase cap of 10%. Following some confusion over number, the motion was seconded by Jim. Motion passed unanimously.

Receiving the floor, Jim asked that the Board approve an increase for Barbara Tidwell of \$10 per week for her current maintenance duties. Citing increased transport cost and an extended period without increase Jim urged approval. Buck abstained from comment on this item. Jim then moved the increase. Dick seconded it. The motion passed.

Buck next recognized Beverly who questioned why the Finance Committee report had been bypassed. There followed a short mixed discussion. It was noted that missing Committee reports were covered in other agenda items. Beverly explained that the Finance Committee would be meeting to start the next year budget.

Beverly then moved to a new topic, work campers and began to suggest duties that might make a work camper useful to Paradise Valley. After Beverly had spoken on this topic for a bit, Buck interrupted, calling the work camper topic, out of order. There followed an exchange with Beverly, Buck and Ray Schulze acting Parleментарian where by Beverly was finally ruled out of order, and Buck resumed the floor.

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:

Tom Grice. Lot 213 - Tom addressed the Board saying that he had participated in a mistake made under his watch as President last year, whereby the prior Board had improperly moved monies earmarked for various reserve funds. Tom then read a signed written statement detailing his recollections of what had been done and that statement is hereby made a part of these minutes; Attachment "A".

John Morris, lot 174 - John said he recalls the Board Meeting that Tom specified and that as no "Reserve Funds" were dedicated to a specified purpose at that time, no error was made by the Board as described by Tom.

Bill Dotson, lot 46 - Bill said the September minutes show Board voted \$20,000 in Street & Bridge, \$20,000 in Water & Sewer and \$10,000 in Contingency funds but that actual funds were left in high interest bearing accounts. He noted that in April of 2008 he had 2% more dollars in dedicated reserves. This explained i.

Sid Brangdon, lot 62 - A Reserve account is a Reserve account, even with lipstick! (Laughter - veiled reference to

Sarah Palin acceptance speech)

Helen Czerwinski, lot 100 - Thanked everyone for their kindness and sympathy! She loves this park !!

Elizabeth Carter, lot 150 - Asked if the Campground had any lawsuits ? Buck answered that while there were several legal actions in process there were no law suits of any kind!

Ray Schulze, lot 212 - Congratulated Buck on following Roberts Rules when conducting the formal meeting today. He made specific reference to sticking with the published agenda.

Barbara Baggot, lot 187 - Noting that the Rules do not permit golf cars on the Green Belt(s), she questioned if one can use a golf car to go fish in the Town Creek since there is a Green Belt on both banks . There were several comments but Angelo explained that you must "walk in" from the bridge area.

Richard Barber, lot 56 - He thought the vote was in October. He never received a ballot because his mailing address was still not corrected. He expressed frustration as he had requested change several times he said.

Bernie Berk, lot 53 - Explaining that American Water had been testing our drinking water around the park and that his lot had the highest iron level test results in the park at 1.1 PPM, Bernie believes that Bob Quackenbush who tended our wells before Partick, had added "something for iron". He commented that it was his belief that Patrick had not been doing his job. Bernie closed requesting that the Board hire a professional company to take care of our drinking water.

Angelo Constantine, lot 156 - Apologized to Bernie, since in his reading of the letter from American Water, he had omitted the actual measured testing result(s) and Bernie's on Well 1, was in the number one spot.

Nan Hohne, lot 40 - Nan described terrible "rotten eggs" smell when she made coffee this morning. She said she has experienced this before. She too believes that Bob Quackenbush did a very good job with our water.

Sandy Schulze, lot 212 - She expressed frustration that the Pavilion was closed so early, October 20, commenting that this was during the best part of the fall season, our most popular time. There were several comments made on this subject. Buck ended it by explaining his concern for an early freeze and rhetorically questioned who else would winterize the kitchen, baths, etc?

Eleanor Mazourek, lot 181 - Eleanor explained that she has not accepted annual renters on her rental lot, even though like others offering lots for rent, she has received inquiries for yearly rental. She further pointed out in a forceful manner, that our Covenants specify this park is not for residential use.

Ron Roskosh, lot 41 - Sharing a tip he had received from his recent guests, he explained that if your hot water smells, you can reset the hot water heater temperature to 150 degrees for a short time and then flush to remove the growth now killed by high heat, which causes the odor in the first place. There were non specific comments about growth in hot water heaters in RVs.

Pat Grice, lot 213 - Questions if we could consider becoming a 55+ park? John Coons explained, please remember that change would require the same 2/3 vote that just failed, it would alter the kids now visiting the park regularly and really would only address school attendance from the park not other problems with long term rentals.

JT Boozer, lot 89 - He explained that he never has a hot water problem as has been described because he has an anode rod installed in this hot water heater and he drains the hot water tank regularly.

Roz Berk, lot 53 - She said she is tired of having bad smell in her water and questions Ridley Noland always saying everything is OK ? She believes the problem(s) is definitely in the lines, not at the well, and she wants something done about it now.

Ron Roskosh, lot 41 - He questions how a family can rent in here, use a cabin, have Florida tags on vehicles and have children attend local schools. There were a variety of comments to the effect that liberal public schools even accept illegal aliens children, why not out of State US citizen unemployed renters?

Ray Schulze, lot 212 - Explained that he had called the Superintendent of Schools here in White County, who told him that at least you must show a utility bill in your name to attend. There were differing comments from several in the room.

Beverly Sundin, lot 52 - Explained that she had called the School Board. She was told that you must be working here to have kids in school. There again followed numerous comments about school attendance requirements.

Bill Dotson, lot 46 - In a humorous vein, commented that just like customers find Walmart... they will find us here...so as to have cheap living. He then asked the audience to please remember that Walmart will be opening here one day soon ! He ended to an atta-boy elevated level of verbal comment of the truth in what he said.

Bernie Berk, lot 53 - Explained his understanding of the time line for the reserve accounts events as described by Tom Grice. He pointed out that after By Laws changes Reserves were to be set up in August but that the October actions taken by the Board at that time were legal.

Jim Baggot, lot 187 - Jim stated that he does not understand why 92 lot owners that voted would oppose the rental restriction measure that was on the ballot. There were several comments made. John Coons suggested that the double negative aspect of the presentation could have caused a few errors but would not explain so large a number. Someone suggested that it was not understood why it was important.

Statements from lot owners was ended by Buck as he noted that it was after 12 o'clock. Buck then again asked for donations for the construction of the arbor, explaining that they had gone over budget because of high permit cost.

Requesting a motion to adjourn made by Jim and seconded by Nick, the Meeting was adjourned.

Respectfully submitted,
John Coons
Secretary

RESULTS OF 2008 VOTE

? **PROPOSED COVENANT CHANGES :**

Covenant changes not approved

? **GUIDELINES FOR 12 WIDE PARK MODELS :**

No effect , 12 wide park models not approved

? **PAVILION IMPROVEMENT PROJECT :**

Pavilion project approved

BALLOT VOTE COUNT - 240 received			
Ballot Item	Notes	YES	NO
Insurance	1	62	177
24 Month Reconsideration	1	151	86
12 Wide Park Models	1	157	72
Air Conditioners Outside RV	1	130	98
Winter Rentals	1	142	92
Pavilion Improvement	2 , 3	162	67

NOTES:

1. Covenant changes require an affirmative (YES) vote from at least 193 (2 / 3 of) lot owners to become effective.

2. Ballot measures not Covenant related require an affirmative vote of 51% of those lot owners that vote.

3. The Pavilion Improvement passed with an affirmative vote from 56% of all lot owners or about 67% of those lot owners who cast a ballot. There were 5 “abstain” votes cast....

John Coons - Secretary