



BOD Meeting 9/14/19

Rory Riff, President called the meeting to order, Rick Gass led the prayer and followed with the Pledge of Allegiance. Carole Winter, Secretary took roll: Karen Cantrell, Treasurer; Joe Cuce, Water/Sewer; Kathy Gibson, Activities; John Maske, Architecture; Rory Riff, President; Darrell Williams, Grounds; and Carole Winter, Secretary were present.

Rory opened the meeting with recognizing Kathe Hyman Lot 285 for all her efforts throughout the Park. Also, Kathe has addressed an area of erosion that is causing runoff issues affecting the Memorial Garden and requested a few items to reinforce the area. The BOD voted for the minimal funds identified in the e-mail to assist in resolving this issue.

Rory also recognized a new owner who is in progress of beautifying his lot and redoing his deteriorating deck. The owner after asking permission used the Roll-off for building material and has offered to pay for the removal and refresh of the Roll-off. A check has been received and the BOD greatly appreciates the gesture. Rory also asked if in the future for large projects like this that don't have contractor involvement if possible, make arrangements to have debris removed or transport the debris offsite to the White County landfill.

Rory advised that the BOD has been meeting and reviewing plans for the upcoming years as well as the financial requirements to support them. Rory then reviewed spending that has occurred over the past 24 months as well as the 2 projects to be completed this year: \$22,000 for generator acquisition and installation, \$17,000 for rebuild of pumphouse, \$11,000 for pool repairs, \$20,000 septic rebuild by tractor shed, \$18,000 on trees with more to come, \$4,500 Crusher Run to be added to shoulders in specific areas, and \$25,000 on upcoming Road recoating. These projects have been well funded by the Reserves. We have additional projects such as Lift Station repairs, a potentially new drain field and other projects that the BOD is in progress of identifying.

Rory than requested Board member reports.

Treasurer, Karen Cantrell Report: Karen briefly reviewed the financial report for this month. Over \$304,000 in assets and we are still in good shape. However, due to the spending and the status of Reserves as well as the upcoming projects plus the need to routinely run the Park, Karen made the motion to raise the yearly HOA fees by \$50.00 bringing the total to \$586.00. This recommendation is after the many meetings and planning considerations for our budget and needs if any major projects requiring funding become necessary. The motion was seconded by Darrell Williams and all approved the motion. This increase will take place May 2020.

Secretary, Carole Winter Report: Carole reviewed the following status:

1) Establish 5-year strategic plan for management/growth for PVC also to include budget items; ***Will be reviewed in workshops prior to October budget meeting, Meetings have begun and will continue throughout October Rory Riff will establish follow-up dates to finalize the 2020 budget in October.***

2) Bid out flower bed maintenance to external company to maintain specific beds, include front entry, front fountain, 3-4 beds in park, blueberries. Include mulching, refreshing with seasonal plantings, weeding; follow-up CW met with one landscaper and have contacted three others with no response, expecting bid this week from Austin Baieda. ***Work scheduled for week of 9/23/19 Kathe Hyman, Carole Winter and Darrell Williams are coordinating. Austin confirmed the date of 9/23 and Darrell coordinated the verification of electric and water.***

The election for the 2020 BOD members was held on 8/31 and the BOD welcomed Karen Cantrell-Treasurer, Joe Cuce-Water/Septic, John Maske-Architecture-, Carole Winter-Secretary, and Jim Zilaro-Grounds who is replacing Darrell Williams next April. Kathy Gibson made motion to accept the report and Karen Cantrell seconded, all approved the motion and the report was accepted.

Activities, Kathy Gibson: Kathy reminded everyone that the Horse Derby is today with great prizes and thanked the Abairs and others associated for all their hard work. Kathy reviewed several upcoming activities for the remainder of September and October and requested everyone watch for additional information on the Park Blasts and Bulletin boards throughout the Park. T-shirts and Directories will be available after the meeting in the Pavilion and Alide Mathews will take orders for name tags. Carole Winter made motion to accept the report and seconded by John Maske, all approved the motion and the report was accepted.

Water/Sewer (W/S), Joe Cuce Report: Joe advised that the information handed out at the recent Caretaker meeting had outdated information and asked everyone to disregard the timeframe stated of 1 year residency requirement and stated that it is a 5 year requirement for residency, also he clarified his band-aid comment made at the workshop were meant to address the timeline prior to 2011. Joe than showed a valve that he would like to mandate or worst case strongly encourage all Park Owners install on their property to replace existing valves. He explained he recently identified over ½ dozen water violations on 1 street while investigating recent septic issues from broken valves to water not being turned off. Joe also showed a tool that can be purchased or constructed to assist with turning water off at your lot. A tool similar to this is also at stores such as Home Depot. It is imperative to keep the water boxes free of clay, dirt, and water as these items contribute to rusting and are detrimental to the valves. Next Joe passed around models of infiltrators and demonstrated how they work. He showed how broken dirt and roots can be introduced to the septic fields and explained how important it is to provide root free areas with grass to assist with wicking water and maintaining a healthy septic field. Joe addressed another septic field that will need immediate attention located next to the pool area. He explained that if this field goes bad because we have no area for new fields our current fields will need to be dug up, soil removed, fresh soil added and new infiltrators installed. This is very costly and we are doing everything we can to preserve our current fields. He also advised that fields such as Speckled Trout and Big Rock have no issues due to lack of trees on the fields. Karen Cantrell made motion to accept the report and Darrell Williams seconded, all approved the motion and the report was accepted.

Grounds, Darrell Williams Report: Darrell reviewed several already approved upcoming projects; by the end of the month and beginning-mid of October crusher run will be added to approximately ¾ of the shoulders throughout the Park and the road resealing will also be completed throughout the Park. Roads will be closed and detours posted because roads need to dry. He and Jerry Hyman are inspecting the bridge and another several 2x10 need to be replaced. In addition, Kathe Hyman and Carole Winter are meeting with him to scope out the entry island and by early next season it will look beautiful. Lastly, the new drains added to Side 2 are too low and will be raised. Carole Winter made motion to accept the report and Joe Cuce seconded, all approved the motion and the report was accepted.

Architecture, John Maske Report: John advised 31 projects have been completed and 4 are underway, an additional 3-4 are pending. He reminded everyone that 9/30 is last day to request a permit and projects must be completed by 10/31/19. Kathy Gibson made the motion to accept the report and Joe Cuce seconded, all approved the motion and the report was accepted.

President, Rory Riff Report: Rory restated our Park is so good and we have great people and thanked everyone for their support he then asked for:

Old Business: None

New Business: None

Discussion was then opened for owners in attendance.

Jill and Jim Underwood, Lot 69 asked if items such as Pool and generator expenses were voted on why aren't all items voted on such as recent tree work. Joe Cuce explained maintaining the water and septic systems are different, when these systems fail it is an emergency and health hazard. Joe further stated that all of the work that was done and will be done in the future is reviewed in workshops, BOD meetings and recorded in minutes. Joe encouraged them to please attend these meetings and review the minutes. Discussion continued and Jim and Jill both stated the need to have more transparency and asked if there was a way to file a complaint. Carole Winter advised that a formal complaint form is on the website and offered to bring a copy to Lot 69 after the meeting.

Norma Hutcheson, lot 285 asked if there was a question regarding the flying of flags. She stated that nothing in covenants regarding this item. Rory Riff responded that there had been a complaint regarding signs however it has been rescinded and no issues in the Park with flags being displayed. A large applause was made from those in attendance.

Sarah Smith, Lot 95 asked when the increase in HOA fees would take effect. Rory Riff responded that will be in effect May 2020.

Clyde Camp, Lot 39 questioned how the BOD can mandate changing the main water valve when the valve belongs to the property owner? Joe advised it was strongly suggested not mandated at this time.

Walter Duczynski, Lot 252 questioned if the HOA fees were the same for those residents that were living in the Park full-time? Rory Riff responded yes, they were the same fees and the caretakers paid the same because they provided a valuable service to the Park.

Jerry Hyman, Lot 285 expressed a Thank-you to the BOD for the service they provide. Jerry then questioned if the HOA increases were in effect for 1 or 2 years. Rory Riff responded that the BOD may

only increase 1 year at a time. Rory stressed the Park is not in trouble but we need to preserve and ensure we have adequate funds in reserve. Jerry implored the BOD to adopt the "Value Engineering" approach and don't do things that we don't need to do until they need to be done.

Jerry and Donna Smith, Lot 198 advised they were realtors and work with many boards and HOA's that have established one-time initiation fees for new owners when properties are bought. This might be something that the BOD may want to investigate and they also advised in their experience this fee had never negatively impacted a sale. Rory Riff advised we have nothing in our Covenants that would support this but the BOD would investigate this for future application.

Dianne Maxwell, Lot 244 questioned the status of e-mail sent identifying violations for outdoor storage for items such as refrigerators and kayaks. During the workshop the BOD addressed storage issues the kayak is no longer there and the refrigerator was moved to the Roll-off. If there are still issues a complaint may be filed for the BOD to address.

Roy Garceau, Lot 279 requested motion sensor lights be placed on the pool steps leading to the pool bath room area to add a lighted pathway and offset a potential hazard. Roy priced lights and for \$29 they can be purchased. Rory Riff requested Darrell address this item.

Kathe Hyman, Lot 285 asked if new buyers are interviewed or vetted? Rory explained the BOD has talked with every attorney handling closings, encouraged discussion with new owners regarding PVC and provided copies of Covenants, By-Laws, Rules and Protocols to attempt to eliminate issues and misunderstandings.

Sandy Schulze, Lot 212 thanked the many volunteers that recently worked on the septic fields and encouraged all owners present to attend workshops and BOD meetings to remain updated on issues and upcoming plans, these items are always discussed beforehand should not be a surprise. Rory also encouraged everyone to check the PVCOA website and read the minutes from the meetings and review the financial reports.

Ray Morffi, Lot 45 expressed his thank-you to the BOD.

Brian Harris, Lot 103 stated in his professional opinion the pressure side of the valve should belong to the Park and be PVC's responsibility to maintain. Joe Cuce advised the Park doesn't maintain the valves or the box as they reside on the owner's property. And it has been previously determined that they are the owner's responsibility to maintain.

Rory Riff concluded the meeting with a reminder that we are all a bunch of people that make up a family, be neighborly with one another. We will not tolerate bad behavior in the Park or at meetings. This is a good Park and we must all work together and strive to keep it that way. Carole Winter made a motion to adjourn and Joe Cuce seconded. Rory adjourned meeting at 1120AM.