

## Annual Meeting May 26, 2018

Darrell welcomed everyone. Mr. Peavy led the group in prayer. Darrell led the Pledge of Allegiance. Darrell handed the meeting over to Beth. She stated that a quorum had not been reached. The count at that point was 75.

After **welcoming the owners**, she stated that there are a number of people who haven't been officially welcomed. Some are owners who bought a lot as far back as 2015! She requested that they check the "to be welcomed" list to see if they're on it. If so, Alide and Beth would like to officially welcome them in the breezeway after this meeting. Those new owners will receive a free Welcome Book in exchange for your updated information! If you already bought a Welcome Book, we'll refund your \$5!! She addressed the issue of **PVC Seasonal Mail** delivered to the park, for example, the upcoming ballots. There was a tear-off at the bottom of each statement. There was a little box to check to receive summer mail here at your PVC mailbox. If it wasn't checked, seasonal will be mailed to your winter address. Let her know if you want it otherwise. There is a **raffle for an antique quilt**, which was hung above the ice machine, going on. People could purchase tickets from Toni Shearer today or from Beth tomorrow. The drawing will be held after the cookout tomorrow. The money raised will be deposited in the park's account and used for things the Activities Committee would like to buy but didn't have the money. Beth requested that as the meeting continued to please wait until **the mic** comes around and please speak into it so she could correctly record the comments. Beth stated that since this was an Owners Meeting she would take nominations for moderator. Becca nominated Jerry Lightner. Someone seconded it. Jerry Lightner accepted the nomination to moderate the meeting.

Jerry acknowledged the new members, introduced himself and his wife Jet, and explained that this is an Owners Meeting for them to ask questions. He requested that everyone listen to the questions so the same answers would not have to be repeated. He promised the meeting would be over by 11:30 (It was just past 10 at the time) He asked for questions from the floor. He reminded the owners to speak into the mics.

When there was a lack of questions, Jerry remarked upon how good things were in the park. (Applause) He complimented the recent and current Boards for making that happen.

Joe Cuce lot 230, stated that Clyde had a proposal that could not be voted on at this time because of the lack of a quorum. He said that Clyde would probably want to find out how people felt about it, even though there wasn't a quorum. That way the Board could get a good feeling about how to proceed, whether the majority was for it or against it or what. Jeff Hamm, lot 136, read Clyde's remarks.

*"As some of you know, last year we lost power in the park. For one side, it was only for 6-8 hours. But for Side 2, it was for 6 days. With the help of American Water, we were able to replenish the water on Side 2 by having a very large generator brought in. But we could not do anything about our sewer (pumping lift stations - our lift stations that pump the sewer). With owners using their holding tanks, our sewer system did not reach an unsafe level. We are planning ahead so if this happens again, we will be prepared. (Clyde video chatted into the meeting at this point.)*

*Plan #1- Put a generator in each of the well houses. They would run off propane gas. We would have a 320 gallon tank with 260 gallons of propane. This would last approximately 5 days. We would have the sewer lift stations wired for a portable generator. With two generators we could go around to pump these stations into the septic tank. The total cost of all this would be approximately \$19,000.*

*Plan #2 - We would only have the lift stations wired and get 2 portable generators. We would not have generators hooked to the water pumps at the well houses. Then everyone would have to buy their own water. That's if we are unable to get a large enough generator to come in and hook to the well house for a day. The cost of this plan would be about \$6,000 plus the cost of the rental of the big generator for the well houses, which would be approximately \$1,000.*

*If we do decide to do either one of these, we will have it done now. If we wait until something like this happens again, it will be too late."*

Jeff added that it would make us self-sustaining on our water and sewer, which is what we pay part of our HOA dues for. In other words, should power go out, at least we could have water and sewer. We can't control

the power. That's what we wanted to vote on. Beth stated that Clyde was on video chat to answer questions and that he could see them. The audience waved.

Becca Roby, lot 98, the treasurer, mentioned that there are reserve funds that would be used for this. There would not have to be a special assessment unless the owners voted to go that route. (Applause)

Jerry interjected that the vote was not a vote to do it or not to do it, but to get the owners' opinion as to whether this was something to pursue.

Joe Cuce, lot 230, added that if the health department had been called last year when there was no water and sewer, they would have closed the park, at least side two. They would have emptied the park with the sheriff. That's what we're trying to avoid.

Beth added that questions should happen before the vote because that was why Clyde was beaming in. Clyde asked how many members were there. Beth answered 75.

Roy Garceau, lot 279, commented that if the generators were gasoline they would need to be winterized. He amended that to include propane. Clyde answered that the propane would be taken care of by American Water as well as anything that would have to be done to them over the winter. The generators would have to be cranked up every so often.

Richard Peavy, lot 91, reminded everyone that they could only have one vote per lot. Beth added that if a person owned more than one lot, that should be noted. Jerry clarified that it was one vote per lot. He said that he wanted a show of hands for people who wanted to see the Board proceed with this. (There were crowd rumblings as to whether the vote would be about Plan A.) Jerry responded that the Board was still doing research and the Board could do whatever it needed to do to get it done. (Hands went up) Jerry ascertained that it was nearly 100% unanimous. Becca stated that the Board would pursue it. Jerry said he suggested to let Jeff (Water & Sewer Director) proceed to figure out what is the best way to affect this. They know that the generators have to be exercised regularly. Jerry asked for any other questions about that.

Bonnie Merritt, lots 153, 154, & 155, asked if the fact that they had three votes was taken into consideration. Becca replied that she had counted those three lots in the member count to reach the quorum of 90. Becca added that we still don't have a quorum, that this was just to see if we should look into it. Jerry added that this was not an approval for anything, just getting a consensus that the Board was given direction to proceed. Bonnie asked further to make sure the multiple lot owners were counted so in the member count toward quorum. Becca then explained that the check-in sheet had the number of lots owned beside each owner so that owners of multiple lots would be counted that many times. Jerry summarized that all multiple lots were counted as such.

Bill Moore, lot 290, said his vote was contingent on the money being taken out of the reserve fund. He added that that probably held true for most people. Jerry agreed with that assessment. Clyde inserted that the Board would be using the reserve funds and not a special assessment.

Sandy Schulze, lot 212, wondered how close the count was to a quorum now that a few more people had trickled in. Becca replied that she had the count now at 77 out of 90 required. Someone asked when had 90 ever been reached. It was established that quorum had been reached the last several years.

Beth asked if Clyde was needed for further questions. No one else had any questions, Clyde was thanked for coming and Clyde left video chat.

Patti Garceau, lot 279, asked about the procedure to move forward. She asked if a special meeting would be called to get 90 to vote. Jerry answered that the Board would decide that. Beth added that she would propose to the Board that when the ballots for election of Directors went out along with proposed Covenant changes that this could be added to that. All that would be needed to have it passed is a simple majority of at least 90 people, not like the 2/3 vote to have the Covenants passed.

Anne Raptis, lot 236, asked when those ballots would go out since hurricane season is now and it needs to be taken care of. Beth replied that the ballots go out the third week of July. Several people called that that was too late. Beth replied that there could be a special mailing.

Jerry asked owners to raise their hand if they would like a special mailing for the acceleration of this vote. Jerry summarized that it looked like generally the owners wanted to proceed with that.

Sandy Schulze, Lot 212, added that there are still more people coming in. Jerry responded that the issue would be revisited if there was a quorum.

Kim Griffith, lot 179, asked if the website could be used to record the vote. Jerry responded that that would not work.

Tom Grice, lot 213, said that folks are so eager to get this done. The loss of power has only happened once in 14 years. That needs to be taken into consideration before the money is spent. Tom filled all his water tanks and he was fine with no problems at all. Jerry said that the group needed to move on to other issues now that it had been completely dealt with.

Jerry asked for more questions. When no hands went up, he said we need to give the Board, and these previous Boards credit. He cited that years ago there would be 50 hands up. (applause)

Jean Harkins, lot 219, said that the other Friday night even at 10:30 there was loud music. She knows the quiet time starts at 11. She asked that people be courteous. She said she didn't know where it was coming from but she goes to bed around 10. Jerry acknowledged her comment. Darrell said to call him next time and he'll see what he can do.

Rod Gibson lot 18, asked what was happening with the street signs, which was brought up at a previous meeting. They are in poor condition. Darrell said he and Clyde rode around last week and they will be cleaned by Darrell. Darrell requested volunteers and got Roy and someone else.

Roy Garceau, lot 279, stated that as he drove down the hill by the roll off, he saw that the swell that carried the water to the creek had risen to road level and asked if the Board knew about it. It is on the right said as a person is going down the hill. Darrell replied that they have looked at it. He said they are trying to get Bart Skelton there to look at that as well. Jerry checked to make sure Roy was happy with that response.

When no hands were up, Jerry remarked that with all the new people, he expected a few more questions. Jerry went on about how the park keeps getting better and better. He added that ten years ago there were water and sewer problems and now those problems are solved and the park is in good shape.

Becca Roby, lot 98, reminded everyone that there are Board workshops where everyone can attend. It's the Friday the week before the Board meeting. She said that the Board doesn't hear enough from the owners. She requested that if an owner doesn't have a PVC mailbox, they aren't to use the Paradise Valley address. The mail may get lost. Arrangements can be made with the city for a post office box elsewhere. It has worked out well for others since there is a waiting list.

Jerry commented that the new directory (Welcome Book) is out and is on sale for \$5.

Harold Lindsey, lot 32, said that Google Earth doesn't have the right names of the streets. He suggested that the Board send a park map to Google Earth. Jeff Hamm replied that that data comes off the county updates from the National Universal GPS system. He added that the county would have to be asked to come out to make those updates if they wanted to.

Kathe Hyman, lot 285, asked for duty clarification about Perry's and the homeowners' responsibilities for lot maintenance. Darrell replied that Perry is responsible for the green spaces, front entrance area, the green space along the creek, and picking up bags of leaves. No household trash goes in those bags. Bundles of sticks should be bundled in a small bundle. Perry is here twice a week picking up leaves and cutting grass. Sometimes the leaves are there longer than owners would like. He hauled 5 loads of leaves this week. Darrell

asked for patience during this period of cleanup. Jerry said that sometimes he misses a spot of leaves. Darrell added that he's contracted to cut certain areas on a prescribed basis.

Kathy Gibson, lot 18, reminded everyone that she and Sandy are taking orders for T-shirts, sweatshirts, caps and visors on display for sizing and ordering. Please see either of them after the meeting to make your order.

Linda Kendall, lot 231, questioned Darrell about the big tree that fell over during the hurricane. Darrell responded that the remains were on the corner of the lot, not green space. It is the lot owners's responsibility. She added that she hopes that the owner leaves it to prevent erosion. Darrell agreed.

Jo Roskosh, lotless, said that she has sold her lot 41. She is still on lot 188. She said she wanted to say good-bye. She will be back every Tuesday and Thursday to play Hand and Foot. Jerry wished her luck. (applause)

Tom Grice, lot 213, added information about Perry. Perry has a burn pile out at his house. He's had little green propane bottles blow up nearly in his face. Tom implored owners to not put anything in the leaf bags but leaves. He added that it's been a rule forever that you cut your limbs into 4 foot lengths and bundle them. People have limbs in front of their lots right now that do not follow that rule. He added that Perry is doing a good job. Jerry said an owner could negotiate a separate deal with Perry to take limbs that were larger. Tom added that there are people who work in the park who cut lawns but leave the bags for Perry. A private contractor must haul his own debris away. Tom said that the professional people who are adding to Perry's load should have to pay for that. Darrell added that he agrees and he thinks that the current procedure should change.

Sandy Schulze, lot 212, revisited the fallen tree incident. She cited an example of people who were told they had to pick up their downed trees. Darrell added that part of the tree in question was on green space. Sandy clarified that if a tree fell on a lot owner's lot, the owner is responsible for it - removing it or leaving it. Jerry clarified that if it falls across the road, the park will help take that out of the way. She added that the green space below them needs to be cut more than 3 times a season. Darrell added that it's growing so fast with all the rain, but he agrees. Perry was afraid to cut too low for fear the grass would burn and erode.

Jeannine Fontaine, lot 173, said the green space next to her hasn't been cut in a while. Darrell will take a look into it. It was cleaned with the weed eater two weeks ago, Darrell added.

Rod Gibson, lot 18, addressed the common areas vs. lots. Sometimes Perry comes through on the riding mowers, on which he does a good job. Perry doesn't go into the trees. It's understood that the lot owner would take care of that. Rod added that he does his own. Rod added that some people are putting swings on the common area by the creek and that gives Perry an obstacle course.

Alan Szlosek lot 157, revisited the bags of leaves issue. He said he used to have 60 bags of leaves. He is now mowing them and now only has 4 bags. Jerry said he has a composter thing and he can just about stuff them down and use it up before the next season comes.

Jeff Hamm, lot 136, said that Bert Leek said that the FedEx truck driver is driving kind of fast. Jeff thought that FedEx had to deliver at the sales office. Becca replied that FedEx will come to a house if they need a signature. Otherwise they will leave it at the sales office. UPS will leave it at the sales office. USPS (US Post Office) will deliver to a house if they need a signature or leave a slip in the mailbox. Becca added that speed needs to be watched. Even those who complain, speed. It can get away from a person if he/she is not paying close attention. Jerry added that he got in trouble yesterday. Ray Schulze, lot 212, said that a smart phone could load an app that will show the golf cart's speed. He added that it may come as a huge surprise.

Mari Scarnecchia, Lot 71, stated that there is a waiting list for a PVC mailbox. She asked if there was a reason why the park wasn't getting more. Becca said she wished the park would. She added that a bank of mailboxes costs about \$1200. It's interesting that as the size goes up, the price only goes up \$100. She thought the park could get enough to replace the silver mailboxes as well. She added that perhaps it's because water and sewer, the important infrastructure items in the park, come first. She said that she wants the Board to consider it. Jerry asked Darrell if the Board would address that at the next Board meeting. Then someone will get back with Mari.

Bonnie Merritt, lot 153/154/155, said she is a dog walker and she doesn't have good hearing. She appreciates that no one has run her down yet. She thanked everyone for slowing down near her.

Sheila Mervin, lot 101, has a problem with cats getting on their golf carts and sharpening their claws. She added that lot 101 is not for sale anymore; they keep coming back and falling in love with it again. She is open to suggestions to solve the cat problem. Toni Shearer, lot 56, said that the county came out last year with traps and removed them. Sheila said that she didn't want that but wanted them to stop sharpening their claws. Darrell said that the lot owner could call the county if she'd like. Sheila didn't want that, just wanted to stop the sharpening. Tom Grice. Lot 213, said the rules say that all animals must have a leash. That includes cats.

Jeannine Fontaine, lot 173, asked what she could do about barking dogs. Jerry said she needs to talk to the neighbor. Becca added that what has been done in the past is for Jeannine to talk to her neighbor first. If that did not solve it, the Board would step in. In the past two Board members would go to the owner and discuss the situation. Jerry added that many dogs are well-behaved when the owner is home but when the owner is gone, the dogs bark the entire time.

Jill Underwood, lot 69, had a suggestion to keep the cat away: a motion-activated dog-barking alarm.

Robert Fuda, lot 16, said there's a spray that will keep the cats away. She could spray the canvas.

Rod Gibson, lot 18, said the Humane Society will have a garage sale on June 7-10. He added people could buy a cat. (applause)

Jerry added that before the meeting comes to a close this day, he asked that all veterans and all who have family in the military stand. (applause) Jerry said we appreciate their service and dedication to this country. Kathy Gibson reminded people about t-shirts. Jerry included that he wore his PVC hoodie sweatshirt and it was warm. Jerry reminded new owners to meet Beth and Alide in the breezeway. Becca reminded the owners that the ice is located at the freezer in the back. It's on the honor system for \$2 a bag. The large remotes are available for \$20. There is a supply at her lot 98 or contact any Board member for a new one. They are preprogrammed to work. She added that they could be bought online. Jerry responded that the one he bought online does not work well so he'll be buying a new one from Becca. Becca asked Jerry to announce what owners should do with their nominating forms. He replied to give them to the Nominating Committee which is listed on the form.

Roy made a motion to adjourn. Cathie Opava seconded the motion and all voted in favor and the meeting was adjourned.

Respectfully submitted by Beth Wolfe