



## Updated Annual Membership Meeting with BOD Responses

*The Annual Meeting minutes have been updated to include the Board of Directors responses from an Executive Meeting held on 6/9/2021 and are identified in bold and italicized.*

*After further BOD meetings and discussions were held, additional comments have been added to update several outstanding priority items. These comments may be identified with the date 6/21/2021 preceding the information.*

Tom Hutchinson opened the Annual Member meeting at 10:02AM by asking Rick Gass to lead the Invocation/pledge. Carole Winter confirmed a quorum had been reached with 118 owners officially signed in. Tom then asked for nominations from the floor to select a facilitator to lead the meeting, Rick Ryan was asked and was unanimously approved by the owners to facilitate the meeting. Rick provided a brief overview of the meeting courtesy and requested owners addressing the floor introduce themselves and provide their lot number.

Rick then asked new owners to stand and be recognized:

Don and JoAnn Pachulski, Lot 250

Chris & Alisson Nonnemaker, Lot 62

Deborah & Eric Forman, Lot 131

Alba & Craig Reumond, Lots 127/173

Francis & Alisson Vreeland, Lot 281

Linda & David Casey, Lot 249

Buddy & Dina Hutchens, Lot 208

Michael & Rhonda Schmidt, Lot 174

High & Kathy Durden, Lot 192

Richard & Georgann Pharris, Lot 7

Vincent & Kanyon Petti, Lots 214/238

Barry & BeeBee Hilliard, Lot 215

A warm welcome was given to all new owners and then the floor was opened to the membership for discussion.

Rod Gibson, Lot 18 discussed an architectural variance that was granted to accommodate a storage shed that exceeded the 8 x 10 storage shed specifications allowed on lots. A variance was granted and this shed is now being modified into a cabin. Rod expressed concern over variances and requested that a committee be established to review variances and establish parameters. Rod volunteered to chair or serve on a committee to recommend a fair and equitable manner to grant variances. He also stated that these variances should be rarely given. Discussion continued and it was noted by Elizabeth Carter, Lot 150, that an individual should bring the variance requests to the BOD for approval and advised it requires two individuals to review and approve and then be followed with the BOD approval before a variance is granted.

Tom Hutchinson, Lot 265, President, clarified that an architectural variance was never granted for this building. A variance was requested over the winter and it was denied by the BOD. The building was modified to cabin specs at a remote location and then brought on-site to PVC this spring. Tom further stated, it was not done by a variance it was permitted by White County and an architectural permit was then issued by PVC as a cabin. After further review by the Architectural Committee it was determined the building did not meet Cabin specifications. Since that timeframe several other similar requests have been received and were denied.

Scott Smith, Lot 195, Architecture, advised the BOD and Architectural Committee is looking into the cabin/shed issues and it is being addressed. Scott also advised that these buildings are not built to anywhere near the same codes and standards as cabins. He also stated White County will not permit them as cabins.

***\*6/21/2021 After further BOD discussion the following clarification has been added. An Executive BOD meeting was held to address the future direction for this issue as well as the specific permitted building. A majority vote of the BOD determined that the specific structure on Lot 188 will be allowed to remain due to the PVC architectural permit issued and received by the Owners as well as the cost the Owners incurred in retrofitting the structure. It was also determined by the same majority vote that no future structures of this type will be allowed in Paradise Valley Campground. The amended PVC Covenants, Article X, Section 25 (A) and 25 (B) dated 4/9/2021 addresses Storage Buildings and Storage Containers and Section 26 that addresses Permanent Buildings were utilized by the BOD for this decision.***

JoAnn Pachulski, Lot 250 requested an explanation of the difference between a storage shed and a portable building. Clyde Camp, Lot 39 advised the main difference is that one is on skids and movable the other is permanently mounted. Clyde also directed all owners to be familiar with the Covenants and to refer to them for further details on storage buildings.

Tammy Brooks, Lot 220 advised they have been in discussions with White County trying to get a portable building and advised that White County will not issue permits in PVC for cabins

because you cannot have a “livable home” here. They will issue permits for storage buildings. A follow-up was taken to review this individual request with the BOD after the meeting.

**\*6/21/2021 The Variance request submitted by Lot 220, Tammy and Mike Brooks was discussed during the Executive BOD variance meeting on Saturday, June 12, 2021. It was determined that the structure addressed in the variance request is not considered a ”permanent building,” but provided “storage shed-type construction,” and does not meet the PVC requirements for a storage building. The variance was unanimously denied by the Paradise Valley Campground BOD based upon the amended PVC Covenants, Article X, Section 25 (A) and 25 (B) dated 4/9/2021 that addresses Storage Buildings and Storage Containers and Section 26 that addresses Permanent Buildings.**

Ans Leek, Lot 139 asked what will be done regarding the building that was permitted? It was reiterated that the Architectural Committee and the BOD is looking into the variance issues and it is being addressed.

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Kathe Hyman, Lot 285, advised the package delivery room has had an uplift to make it more convenient and urged everyone to please check for your deliveries and pick-up packages in a timely manner. Kathe also advised the upgrade to the island in the front area will begin in the next week or so. She then asked if the owners would like to see a small memorial area in the island somewhere for veterans, possibly a plaque arrangement. A majority show of hands indicated the owners were in favor. Kathe ‘s last comment was a suggestion that donations to the laundry room be selectively left due to the size of that area.

Kim Vrooman, Lot 278 suggested that a change be made to upgrade the front entrance gate, do away with clickers and add a touch pad. This suggestion will be reviewed by the BOD.

**After further BOD discussion the following clarification has been added. The BOD is following up with our current gate maintenance company to coordinate the repair of the existing gate. John Nash advised the trip wire requires replacing to resolve the current issues. He is investigating additional solutions and will report on that information to the BOD.**

Bob Fedderwitz, Lot 133 advised they were adversely affected by the March storm and thanked John Nash and other volunteers that helped with the Park clean-up.

JoAnn Pachulski, Lot 250 advised had problem with WIFI. Discussion followed regarding various solutions available; Windstream is upgrading the equipment feeding into PVC with a completion date of July. Various other solutions with signal boosters, Sprint MiFi, and hotspot remedies were also mentioned. Another suggestion was to partner with your neighbors and see about sharing services. Future plans are for Hughes net, T-Mobile as well as Dish and Cox to upgrade over the next several years.

Sarah Smith, Lot 95 questioned staying in the Park full time and asked what we were doing about that. Clyde Camp, Lot 39 advised there were several BOD members that met with the PVC attorney this week. The BOD will be meeting and reviewing solutions discussed at this meeting in the upcoming weeks. Clyde emphasized the serious septic issues that exist with year-round usage and advised we have no land in the Park for Septic expansion if a field goes bad.

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Terri Darias, Lot 201, stated the Park's demographics are changing with more owners visiting throughout the year. She also stated that it is a felony to lie about where your full-time residency is.

Elizabeth Carter, Lot 150 explained the phased development of PVC and that this RV Campground was not intended for full time usage. Too many people summer or winter will create problems. She also expressed the need for Caretakers during the winter months to observe the Park for water leaks and prevent serious issues.

Rick Ryan, Lot 130 confirmed his approval of the Caretaker program but asked that it be "tweaked" a bit to include a visual inspection of individuals properties. He further stated limbs that fall could damage roofs and we wouldn't be aware without a closer visual inspection of the property.

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James Moore, Lot 74 advised he felt there should be term limits on the Caretaker Program and that it should be spread around.

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Rory Riff, Lot 86 stated that there are 4 standing committees and one of them is the Rules Committee. He advised there hasn't been anything posted about who is leading that committee. Also, he mentioned the covenants and stated he felt that this should be made into a standing committee as well.

***After further BOD discussion the following clarification has been added. Tom Hutchinson will take the lead for the Rules Committee and a Covenants Committee will be convened after the September 2021 timeframe.***

Barry Cash, Lot 75 stated that when they purchased their lot, he was advised that they could not live here but if they had a separate residence, they could come and go throughout the year. He questioned why the developers built over 280 lots if not able to support them. It was clarified that PVC was originally licensed as a campground. Joe Cuce, Lot 230, further clarified that the septic system was built for 2 people per lot 1/2 capacity at any given time. He further stated that 3 holiday weekends overload the systems but after those holiday weekends when folks leave the Park our systems recover. However, on Side 1 we have systems over 25 years old and improvements are still needed to the system behind the trash area.

Sue Smith, Lot 195 asked for the Park to consider a "Closing Letter" cost to cover the attorney's office when they request closing information from the HOA in order to provide a clear title. This is paid by the seller and typically is a \$50-\$250 charge. Payment goes directly to the HOA and gives another level of control to the HOA to obtain the proper closing information. A second item for consideration is establishing a one-time, initiation fee for new owners that would help offset move-in related costs (additional roll-off usage, welcome kits, etc.). This fee is becoming very common and is typically equal to the annual HOA fee. Carole Winter, Lot 149 thanked Sue for her persistence and advised that several members of the BOD met recently with the PVC attorney regarding that idea. Carole confirmed that the BOD is moving forward with implementing these fees. When we meet, we will ask for Sue and Donna to assist with defining the details and implementation. During discussion that followed Sue advised the initiation fee schedule is usually a one-time payment that is equal to the annual HOA fee. She further stated that she feels this is too high and a more appropriate fee would be 1/2 of our HOA fee.

***After further BOD discussion the following clarification has been added. A closing letter fee of \$50.00 and an Initiation fee of \$300.00 was unanimously approved during the Executive BOD Meeting on 6/9/2021. Karen Cantrell will implement the fees 7/1/2021 and coordinate with the appropriate parties. In addition, a certified letter will be sent to new owners requiring signature confirmation that the PVC Covenants and By-laws have been received,***

***reviewed, and understood. The certified letter will be sent when the appropriate paperwork is not returned to PVC from the closing.***

Diane Maxwell, Lot 144 stated that new owners have been asking questions and suggested we have a meeting with new owners to review things. Carole Winter, Lot 149 stated how important this is to the BOD. The Welcome Committee has been re-established with Linda Hackett leading and Kathy Smith as well as several others are on the committee. They are in the process of contacting new owners, making appointments to review the Covenant/By-Law details, as well as rules, and providing a welcome basket, among other things. In addition, information will be posted in the Pipeline, however one of the issues the committee is having is setting up appointment timeframes for new owners. It was also mentioned that new owners have a responsibility to seek out information and attend meetings.

Terri Rogers, Lot 119 advised she has accepted the role of “Sunshine Lady” and will interact with cards for losses in family, anniversaries, etc. so please contact her with that information.

Kathy Durden, Lot 192 made a motion that an initiation fee be established. It was reiterated that the BOD is addressing this. The membership requested the motion move forward, so the motion that was originally made was seconded by Karen Cantrell, and a show of hands confirmed a majority of owners were unanimously in favor of establishing an initiation fee. The motion was then amended by Elizabeth Carter, Lot 150 for the BOD to decide a reasonable initiation fee that is not \$586. This was seconded by Scott Smith, Lot 195, and a show of hand confirmed a majority of owners were unanimously in favor of the amended motion.

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JoAnn Pachulski, Lot 250 advised they have had a difficult time getting information, they did not attend closing and were not provided information by their realtor and were unaware of the PVC website. Carole Winter, Lot 149 will work with Cyndi Gregory to have contact/website information posted on the Bulletin Boards throughout the Park. Karen Cantrell, Lot 237 also clarified that the attorney as well as the realtor at closing is responsible to provide information to all new owners and require them to sign the PVCOA form advising they have received and read the Covenants/By-laws. Carole Winter also stated that the Welcome Committee will be another excellent source of information. It was also mentioned that new owners have a responsibility to take it upon themselves to investigate and research information.

***After the meeting an information page with BOD contact information as well as PVCOA email addresses was posted at all bulletin boards throughout PVC.***

Joe Cuce, Lot 230 proposed a set fee for the “impact fee” be ½ what the cost to replace the roll-off. The BOD will take this under consideration.

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Linda Kendall, Lot 231 would like fines implemented when known violations occur.

Terri Darias, Lot 201 made a motion to change the fine for Rule 7 to \$500.00 and after much discussion Terri retracted the motion. Terri would like a follow-up to be made with the State DNR to further investigate the creek issues.

Clyde Camp, Lot 39 recognized Arlene Johnson, Lot 206/207 for working with the BOD and allowing her property to be used for creek access to assist with recent storm clean-up work.

Jerry Smith, Lot 198 stated what a beautiful Park we have and would like to recognize how great PVC is.

Bert Leek, Lot 139 identified many significant accomplishments in a “thanks for doing that” letter. He addressed violations and stressed we all have a role in striving for a violation free Park.

The BOD will convene an Executive meeting over the next several weeks to address the items proposed, discuss resolutions, and implement changes. The resolutions will be reviewed at upcoming BOD meetings.

Rick Gass made a motion to adjourn and Rick Ryan seconded, meeting was adjourned at 12:05 PM.

Respectfully submitted by Carole Winter, BOD Secretary