

**MINUTES
BOARD OF DIRECTORS MEETING
14 JULY 2007**

The meeting was called to order by President, Tom Grice. Tom led the members in the Pledge of Allegiance to the Flag. Tom stated that Robert's Rules of Order were in effect for this meeting. He appointed Ray Schulze as Parliamentarian. Tom asked John Gardner, Secretary, to call the roll. Board Members present were as follows:

Tom Grice
Bill Dotson
Nick Coman
Jerry Higgins
John Gardner
Buck Tidwell

Absent was John Morris. 79 members were present for the Board of Directors meeting.

John Gardner read the minutes of the last meeting. They were approved as read.

President Grice asked new members to introduce themselves. Floyd Westbrook, Lot # 121 stood and was welcomed by Tom Grice.

Tom asked John Gardner to read any new correspondence received or being sent out. John read the following correspondence:

Two Letters sent to Mr. & Mrs. Walton, reference, cancellation of lien.
One Letter sent to Mr. Lucas-- Lot # 119, reference erecting of border fence.
One Letter sent to Mr. Urquhart-- Lot # 120, reference erecting of border fence.
One Letter sent to Mr. Crawford-- Lot-- # 140, reference overflow of ditch on property.

Treasurer's report was read by Bill Dotson which reflected an income for May and June of \$120,687.83 and total expenses of \$24,718.15 leaving a balance of \$215,713.01. The Treasurer's report will be posted on the bulletin board.

COMMITTEE REPORTS

WELCOME COMMITTEE:

Report was given by Janice Coman Lot # 90. She said that there were at least 15 new members. She is putting the welcome packages together and she and her committee will visit and welcome all new members. Sherrie Ivie, Realtor will provide names of new members who have bought property within the last thirty days. Janice gave the Board of Directors a mission statement outlining information her committee would provide the new members.

CRISIS COMMITTEE: No report given.

COVENANTS COMMITTEE:

Jim Baggot Lot # 187, representing Bernard Berk, who was absent, presented the recommended changes to the Covenants and By-laws. These were to be voted on under New Business.

ARCHITECTURAL COMMITTEE:

Nick Coman Lot # 90 gave a report on the number of requests that he had processed since becoming chairman. He also presented the guidelines for erecting a screen porch and constructing an extended roof over porch. Nick also gave the guidelines for Mr. Lucas Lot # 119 and Mr. Urquhart Lot # 120, for constructing a border fence between their property and Morning Glory Dr.

GROUNDS COMMITTEE:

Buck Tidwell Lot #16 reported on the grounds committee and the progress made in the ditches and culverts now under construction. He presented the guidelines for the Pool and Grounds Committee.

RULES COMMITTEE:

Ray Schulze Lot # 212 presented Paradise Valley Campground Rules. There was a change to Rule #5 reference the driving of golf carts on the campground. It was stated that it was the responsibility of each member to help enforce these rules.

FINANCE COMMITTEE:

Bill Dotson Lot # 46 presented the guidelines for the finance committee and appointed an Internal Audit Team. Bill stated that he was thinking about having an outside audit annually.

WATER AND SEWER COMMITTEE:

Jerry Higgins presented the Mission Statement for the Water and Sewer Committee. Jerry stated that tests had been conducted on the flush tanks and that all was in order with the water and sewer systems.

LONG RANGE PLANNING COMMITTEE:

Kenneth Kilgo stated that they have been in existence for 10 months and during that time they have gathered suggestions/ideas from lot owners as to what changes they would like to see take place in Paradise Valley in the future. The committee is currently working on plans to enlarge the pavilion. A local architect has been hired for the first phase.

ACTIVITIES GROUP:

This group has replaced the Activities Committee. Barbara Tidwell Lot # 16 is the Chairperson. Barbara stated that they are busy planning and organizing activities that will take place this year. A mission statement has not yet been received by the Board.

UNFINISHED BUSINESS

*The cleaning and re-constructing of ditches has not yet been completed.

*Drawings of the renovation of the pavilion are now being done by a local architect, Mr. Kirkland. These plans will be completed and presented at a later meeting, date yet to be decided.

*The construction of border fences on lots # 119-120

*The adoption and approval by membership of the changes to the Covenants and By-laws. These will be sent out to the membership as soon as possible for ratification.

NEW BUSINESS

A motion was made by Buck Tidwell and seconded by Bill Dotson to ratify the following committees as presented to the board until July 2008:

Welcome Committee
Covenants Committee
Architectural Committee
Grounds and Pools Committee
Rules Committee
Water and Sewer Committee
Finance Committee

The Crisis Committee has not yet been formed. The vote carried 5-0.

Members serving on these committees will be posted on the bulletin board at a later date.

A gate entry system for Law Enforcement and Fire and Rescue personnel has been ordered and will be installed as soon as it is received.

Attorney Martin W. Welch, PC has been hired as the attorney to represent Paradise Valley Campground on all legal matters. Cost for his services out of court will be a retainer fee of \$2500.00 per year. This is based on 17 hours at \$150.00 per hour. Court cost for his services will be \$200.00 per hour.

The Park Rules as submitted by Ray Schulze was discussed by the membership. The only change to present rules was item 5, subject use of golf carts. After a lengthy discussion by the membership, the Board of Directors voted 5-0 to accept rules as written. Each member will be provided a copy of these rules.

The Architectural Committee presented new guidelines for roof extensions over porches/decks, and guidelines for border fences. This was approved 5-0 by the Board of Directors. Mr. Jim Baggot, representing Bernard Berk, Chairman who was absent, presented changes to be made to the Covenants and By-laws to the Board of Directors.

The recommended changes are reflected below:

PROPOSED CHANGES TO COVENANTS

Article X, Section 2. Permit 12 foot wide Park Model RV's in either white aluminum or log cabin look exteriors. Log cabin type must be brown or gray earth tones. If lattice is used it must be of matching color. Approval of this amendment will also include changing Section 2.b.

1- From 105inches to 144 inches.

5- Elimination of this reference to shingled or pitched roofs.

11-Adding: approved wood or other approved RV1Aor RPT1A materials.

After much discussion including input from the membership, Motion made by Jerry Higgins, seconded by Nick Coman to send to the membership for approval. Board of Directors approved 4-1

Article X, section 40. Add the following: The two small containers can not be larger than 80 cubic feet each. (Discussion-this to clarify the permitted sizes of storage containers) Motion made by Bill Dotson, seconded by Nick Coman to send to the membership for vote. The Board of Directors voted 5-0 to send this to the membership.

Article X, New Section. Tents. Permit one or two tents with combined total of no more than 100 square feet of area to be used by children 16 years old or less for a period of no more than seven (7) days in any thirty (30) day period. (Discussion- if adopted, this would prohibit people living in a tent on a long term basis) Motion made by Bill Dotson, seconded by Buck Tidwell. The Board of Directors voted 5-0 to send out to the membership.

PROPOSED CHANGES TO BY-LAWS

Article Two. Add Section 2.3(c) Once a director has served for two consecutive terms of office or any part thereof, he shall not be eligible for re-election until a two year term has passed after the end of his/her last term. Motion made by Bill Dotson to send change to membership. Seconded by Nick Coman. Motion carried 3-2.

Article Four. Add section 4.2(b) 50 % of the members in good standing shall constitute a Quorum for the transaction of business. If a quorum is present, the acts of the majority of the members in good standing shall be the acts of the Paradise Valley Campground Owners Association, inc. except as otherwise provided in these By-Laws. Motion made by Nick Coman not to send recommended changes to the membership, seconded by Buck Tidwell. Motion carried 3-2

Article Seven. Add section 7.3 (b) Allow the Board of Directors to set aside monies in a dedicated fund that can only be used for the said purpose of the fund. Once set aside, the presiding Board of Directors or future Boards cannot use the monies for any other purpose without an affirmative vote of members representing two-thirds (2/3) or more of the total voting power of the members in good

standing. Dedicated reserve funds shall be established for at least the following four funds: Roads & Bridges, Water & Sewer, Pavilion and Contingency. Nick Coman made motion to send changes to membership, seconded by Bill Dotson. Motion carried 4-1

OPEN FLOOR TO MEMBERSHIP

Tom Outland Lot # 115 stated that he would like to see the new 12 ft park model trailers be approved for use in Paradise Valley Campground. John Coons stated that the new design of the 12 ft trailers could be custom ordered with the air conditioning system installed under the trailer. He stated that the future design of the 12 ft. park models would have pitched roofs as well.

Gwen Boozer stated that a screen porch had been constructed on Lot # 126 using wood instead of aluminum. She asked if this was authorized in the covenants. Elizabeth Carter stated that there was a Guideline published that only permitted aluminum to be used when constructing screen porches. Bill Dotson and John Gardner who was on the Architectural Committee at that time was not aware of the Guidelines so permission was granted to erect the screen porch using wood.

Mildred Pelt of the Grounds Committee asked for help in planting flower beds throughout the Campground.

President Tom Grice asked that all complaints be in writing.

Complaints were raised that during the July 4 holiday that kids were playing in the streets and riding bicycles without helmets.

Tom Grice asked that all parents take control of their kids to prevent accidents from happening.

There being no other comments, Buck Tidwell made a motion to adjourn the meeting, Jerry Higgins seconded the motion.

5 Directors voted for adjournment.

The meeting was then closed.

Respectfully Submitted

John Gardner
Secretary