

PARADISE VALLEY CAMPGROUND OWNERS ASSOCIATION, INC.
Annual Membership Meeting
May 28, 2005

President Buck Tidwell called the meeting to order. Irv Wells led the members in singing "God Bless America".

Buck presented Mr. David Sutton, Community Development Coordinator for White County. He gave an update on the proposed ordinance regarding construction. He expects the ordinance to be passed by the County Commissioners on June 14, 2005. He expressed his thanks and appreciation to Holley Watkins for his help on the committee.

Buck explained to the members that we will have two sessions. We will elect three members for the Board of Directors, adjourn and reconvene at 1 :30 PM for a business session.

The secretary called the roll of owners; explained the use of the proxy form and read the list of candidates for the BOD. The meeting was opened for nominations from the floor. Diane Coletti nominated Gene Ewert of Lot 123/124. President asked if there were other nominations. There were none so a motion was made and seconded to close the nominations. The candidates were as follows:

Holley Watkins-5	Ridley Nolan-235	John Coons -264	Aubrey Childress-79
Sheila Snow-197	Dale Opland-148	John Morris-174	Bill Fort-58
Charles Walton-98	Gene Ewert-123		

Each candidate was allowed three minutes to address the members and answer questions from the members.

Holley Watkins said he has served on the Architectural Committee for two years and thinks we have the nicest park in the North Georgia Mountains and he will try to keep it that way. He said he believes in our Covenants and will be very strict in following the Covenants if he is elected. There were no questions from the members.

Ridley Nolan has been an owner for approximately 5 years. He has served on the Architectural Committee and Water&Sewer Committee. He has been a small business owner and is semi-retired. His background is in environmental services and plumbing. He was a master plumber for 37 years. He purchased a lot in here because he thinks it is a beautiful park. He stated he is running for the BOD because it is very easy to sit in the audience and criticize the BOD for doing the best they can possibly do, but hard to do what he is doing. He appreciates everyone's support.

John Coons said his first thought was he should introduce himself as Lanell's husband. He gave his background in rving. His background is in electrical engineering and real estate development.

Charles Walton was not present.

Aubrey Childress stated he has owned a lot since 1993. He started to work for the developers in 1998 and thinks he knows the park from one end to the other. If elected he will work with the Board but is not a "yes man". He was asked if he would be willing to chair any committee he is assigned and how does he feel about the Covenants. He responded he will obey the Covenants and will work with the campground and go by the Roberts Rules of Order and by-laws set forth in 200 I. He was told he did not answer the question as asked; "Will you be willing to chair any committee assigned to you?" He answered, "I would just have to wait and see which one it would be and maybe yes and maybe no". An owner stated, "In your prior term here Aubrey, you missed several meetings which in effect blocked a quorum and didn't allow the Board to vote. Would you act any differently this time?" He answers, " It all depends on what they are working on."

The first time I missed was when my sister passed away, the second time we had a family reunion and the third time I did not agree with what they were working on. I would just have to work with them and try to work it out." An owner asked him how he would enforce the Covenants when he has just stated in a letter that he moved here to live when it is strictly against the Covenants. He answered, when he came there were more owners living here. An owner stated that those owners are not running for the Board.

Sheila Snow was absent. Dale Opland was absent.

John Morris stated he has lived here for 5 years. He was here before the park was turned over to the Association and prior to that time there was harmony in the park and everyone got along. Since that time there is a split and friends became enemies. He moved here because he loves the park. He is running because he doesn't agree with the current Board. He began to talk against the Board and was told his time is up.

Bill Fort stated he has been an owner since 1992 and stated to stay here in 1995. He intends to stay here a while longer. He stated that he is known here and what he stands for. His background is in education and was also a railroad detective. He stated he is not a "yes man". He attempted to present a letter that was written in 2002 and was told he could not get into personal items. There were no questions.

Gene Ewert stated he is a retired law enforcement officer. He believes in enforcing the Covenants and if you believe in that, he would appreciate your vote. There were no questions.

The ballot was explained to the members, passed out and collected for counting. The morning session was adjourned.

AFTERNOON SESSION- 1:30 PM President called the meeting to order.

Secretary read the year-end financial report. It was approved as read. Buck asked Richard Peavy to present a report on paving the streets.

Richard explained to the newer owners the financial situation when the Association took control of managing the park. We had a debt of \$5000.00 due, a contract of \$5000.00 annual for 30 years for the cable service and \$1200.00 in the bank. Therefore, there was no money *for* improvements. The current Board had to set some priorities. Time takes its toll and there were improvements that needed to be done. The first order of business was to take of the sewer system, which was costly. The road improvements will be costly also. He said it is going to present a proposal only, it is not all-inclusive. He approached this situation the same as he did when he was with the DOT. You work on estimates only; on a lump sum bid. There are two ways to approach the situation. One is to pay for the material by the ton, which requires extensive oversight. Number two is by the square yard of asphalt. You pay only for what is received. The contractor is paid for work done. It will take less supervision and we feel it can be controlled better. He said he wants everybody to understand the situation when they leave. He doesn't want any controversy when we leave. This work will affect the purse of everyone. Richard has measured the length of the roads in the park and it is 2.6 miles, 11 ft to 12 ft wide. He did his estimates on 12ft width of standard grade asphalt. He explained the process of patching the holes and then topping with 1 1/2 inches of asphalt. The patching will cost approximately \$92,747.00 and the topping will be an additional \$127,245.00. This is an estimate only. There is currently approximately \$70,000.00 in the reserve account for streets and bridge. If we use \$65,000 of that fund, the assessment will be approximately \$600.00 per lot, to be paid in one payment. A motion was made and seconded to open the floor for discussion of the road work. After much discussion, ballots were presented to the members for a vote.

Buck announced that the new BOD would meet immediately following the current meeting. He advised there are sign-up sheets for the various committees and asked for volunteers.

Lanell Coons, Activities Committee Chair, thanked everyone who participated in the two workdays held in May. There will be an Activity Committee meeting Monday, 5/30/05 at 11 AM. Everyone is welcome to attend.

An owner asked how the various committees work. Are they accountable to the BOD? All committees with the exception of the Activities Committee operate under the direction of the BOD.

The secretary read the results of the election:

Holley Watkins, Ridley Nolan and Gene Ewert were elected to serve for two years. The following will serve as alternates: Aubrey Childress, Bill Fort, John Coons, John Morris, Sheila Snow, Dale Opland and Charles Walton.

The membership voted to repave all the streets and the assessment is to be paid in one payment. The meeting was adjourned.

Respectfully submitted, Elizabeth Carter, Secretary