

MINUTES
BOARD OF DIRECTOR'S MEETING
13 OCTOBER 2007

The meeting was called to order by Tom Grice President at 11:00 hours 13 October 2007. Tom led the members in the Pledge of Allegiance to the Flag. John Gardner led the members in a word of Prayer. The Parliamentarian for this session was Ray Schulze. Robert's Rules of Order were in effect for this meeting.

Tom asked John Gardner to call the roll. Board members present were as follows:

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

All Directors were present.

44 members were present for this last meeting of the year. Tom Grice introduced and welcomed Arlin & Maxine Verley, Lot 262, as new members of Paradise Valley Campground Association.

Tom asked John Gardner to read the minutes of the last meeting. Tom asked that a motion be made that the minutes be approved as read. Buck Tidwell made the motion that the minutes be approved as read. The motion was seconded by Bill Dotson. Motion was approved by a 6-0 vote.

Tom questioned a letter received from The Secretary of State of Georgia, reference Association Fees. Bill Dotson explained that the letter did not apply to us. The letter applied to the cooperation that developed Paradise Valley campground. Our dues have been paid for 2007. No other correspondence was on hand.

TREASURER'S REPORT

Bill Dotson, Treasurer, gave the following report:

Income for September 2007-----	\$3,856.86
Expenses for September-----	\$8,886.29
Bank Balance as of 9/30/07-----	\$31,803.54
Reserve Accounts-----	\$152,388.82
Petty Cash-----	\$200.00
Total Monies on Hand-----	\$184,392.36

Prior to the Committee Reports, Tom Grice announced that Ken Kilgo had resigned as Chairman of The Long Range Planning Committee. Tom asked if there was anyone present that would volunteer to be the Chairman of The Long Range Planning Committee.

Raymond Schulze volunteered to be The Chairman. Tom asked for a motion to approve Raymond Schulze as Chairman. Bill Dotson made a motion that Raymond Schulze be nominated as Chairman. Jerry Higgins seconded the motion. Motion carried by a vote of 6-0 that Raymond Schulze be Chairman of The Long Range Planning Committee. Tom advised Ray that no action

would probably be taken this year. Ken Kilgo upon his retirement, gave Tom the plans for the renovation of the Pavilion.

Tom said that 3 bids had been received for the renovation of the pavilion. One is yet to come in.

Earl Rogers----- \$89,900.00
Eldred All Around----- \$168,950.00
Woody Davis Construction-----\$165,800.00

Bids are good for only 45 days, so no renovation of the Pavilion will take place this year.

The Finance Committee earlier said that \$90,000.00 was available for the renovation of the pavilion. Tom stated that a letter had been prepared to send to the members for approval with a suspense date of 15 November 2007. Much discussion ensued about the construction to include acquiring a loan for the construction. Two Banks have been contacted so far. The interest rates were given if the loan were to be submitted today. Next year the interest rates would be different. Tom Grice read the proposed letter to The Board of Directors for approval.

John Morris said that the letter should state that the construction estimated cost would be approximately \$150,000.00 plus or minus 15% and the suspense date should be extended to 1 December 2007. Buck Tidwell made a motion that the cost be \$150,000.00 plus or minus 15% and the suspense date be 1 December 2007.

The motion was seconded by John Morris. The motion was approved by a 6-0 vote.

Tom stated that a letter would be mailed to all property owners by 13 October 2007.

Tom called on each committee to give a report.

REPORTS FROM THE COMMITTEES

Welcome Committee

Nan Coman stated that there were 13 people left to be visited by the Welcome Committee. Deanie Dotson will visit these people in the absence of Nan Coman starting 15 October 2007.

Covenant Committee

No Report

Long Range Planning Committee

No Report

Architectural Committee

Nick Coman, Chairman gave the following report:

Eighty Five requests for construction and repairs have been received so far this year. They include construction of Cabins, Decks. Screened Porches Deck Roofs, and minor repairs. Nick Coman introduced to the Board of Directors the new guidelines for roof construction. After much discussion, Bill Dotson made a Motion that the new Guidelines for roof construction be approved. The Motion was seconded by Jerry Higgins. Motion was approved by a 6-0 vote.

Grounds Committee

Buck Tidwell, Chairman of The Grounds Committee gave the following report:

1-All baths , kitchen, and laundry rooms will be winterized on 22 October 2007.

2.The Pavilion will be closed on 22 October 2007.

3- The roll-off in the dump area will be removed on 1 November 2007 and will be returned on 1 April 2008. A sign will be placed in the area stating that no dumping of leaves or other material will be allowed.

4- Two street lights have been repaired.

5- One phone has been repaired.

6- Aubrey Childress has agreed to look after the campground during the winter months. If any assistance is needed, he can be contacted on Lot # 79.

7-Buck asked for volunteers to help him with the winterizing efforts on 22 October 2007.

Rules Committee

No Report

Finance Committee

Bill Dotson, Chairman, asked that the motion that was tabled at the meeting of 8 September 2007, reference outside audit. be taken off the table and voted upon. The motion was seconded by Jerry Higgins. Motion to remove outside audit from the table was approved by a 6-0 vote.

Bill Dotson made a motion that the Financial Records for the year beginning 30 April 2007 and ending 30 April 2008 be audited by an outside auditing firm. The cost of this audit would be \$2,000.00. The motion was seconded by John Gardner. Tom asked for discussion before the vote.

Buck Tidwell disagreed. He stated that the internal audit team was capable of doing this audit. Buck felt that this was a waste of money.

John Morris felt that the Board next year would have to approve the audit for the year 2008. John also felt that the internal audit team was capable of conducting this audit. John Gardner stated that it could become a conflict of interest by conducting the audit from within.

Nick Coman felt that it would be good business to have the audit conducted from the outside. Tom Grice turned the podium over to Buck Tidwell, Vice President, so he could make a remark about the audit.

Tom felt that it would be in the best interest of the association to have an outside audit conducted. Tom then assumed the duties of President and called for a vote. The motion carried 4-2.

Water and Sewer Committee

Jerry reiterated that there was a complete water ban throughout Georgia, and asked people to comply with our restrictions of no use of water for plants, washing of trailers and automobiles. Water is to be used only for preparation of meals, drinking, and bathing.

Activities Club

Barbara Tidwell, Chairman, reported that there are only 6 directories left for sale. The cost is \$6.00 each. Barbara also thanked all the women in the club for their efforts this past year in helping the club do an outstanding job. She especially commended Mildred Pelt, Nancy Morris, and Arvella Auer for an outstanding job. Barbara said the proposed yard sale had been canceled.

Unfinished Business

None

New Business

1-Tom asked that all members be sure to winterize their trailers and cabins. He asked neighbors that come to the campground in the winter months to look out for each others property. Bill Dotson made a motion that a letter stating that if anyone leaves their water valve on and freezing occurs causing damage resulting in leakage of water that there will be a \$100.00 fine plus parts and other expenses. The letter is to be included in the proposed mail out on the renovation of the Pavilion. The motion was seconded Buck Tidwell. Motion to levy a \$100.00 fine plus expenses was approved by a 6-0 vote.

2-The use of the Work Camper program was discussed. Buck Tidwell made a motion that we wait until next year to consider the use of a work camper. The motion was seconded by Jerry Higgins. Motion not to consider the Work Camper Program until next year was approved by a 6-0 vote.

3-Funding for the Water and Sewer, Streets and Bridge, and the Contingency fund was discussed.

The funding would be as follows:

Fund Water and Sewer ---\$20,000.00

Fund Streets and Bridge ---\$20,000.00

Fund Contingency Fund --\$10,000.00

Bill Dotson made a motion that the Water and Sewer be funded \$20,000.00, Streets and Bridges be funded \$20,000.00 and the Contingency Fund be set at \$10,000.00. The motion was seconded by Buck Tidwell. Motion was approved by a 6-0-vote.

4- Tom received a letter from Aubrey Childress asking that permission be granted to erect a privacy fence on Lot # 79. Buck made a motion that request to construct a privacy fence on lot #79 be approved. Motion was seconded by Nick Coman. Motion was approved by a 6-0- vote.

5- A discussion was held on hiring Aubrey Childress to be the overseer of Paradise Valley Campground during the winter months and to set a fee of \$500.00 plus expenses to pay Aubrey for his work. Bill Dotson made a motion to pay Aubrey Childress \$500.00 plus expenses for his work this winter. The motion was seconded by John Morris. The motion was approved by a 6-0 vote.

Tom asked for help in mailing out the letter for the renovation of the Pavilion. If there is anyone who can help, meet here at the Pavilion at 2:00 PM. Tom Grice thanked the membership for their support of The Board of Directors for this past year. He also thanked the Board of Directors for their fine job.

FLOOR OPEN TO MEMBERSHIP

Richard Peavy thanked the Board of Directors for their work this past year. He agreed that a maximum amount to be spent should be set for the renovation of the Pavilion.

Richard asked about the roof over the deck extending approximately 12 ft. Nick Coman stated that every cabin was different and decks were different lengths, so 12 ft may differ a little from a certain point on the cabin.

Jim Baggot stated that the letter for the renovation of the Pavilion should state that there would be no additional assessment required for the renovation of the Pavilion. The annual dues should remain the same. There was much discussion. Tom Grice called for a vote. John Morris made a motion that no assessment will be made for the construction effort for the Pavilion and will be included in the letter. Nick Coman seconded the motion. The motion not to make an assessment

for the renovation of the Pavilion will be included in the letter and the annual dues will remain as is.

Elizabeth Carter said that she was not against raising the annual dues.

Tom Grice asked the Board that will meet in April of 2008 to consider raising the annual dues 10% for 2008 to cover the cost of renovating the Pavilion.

John Morris stated that the best way to borrow money to renovate the Pavilion would be through a construction loan.

A discussion was held about locking the front of the Pavilion. Buck stated that the reason for locking the Pavilion was to prevent theft and increase in electrical costs. Tom asked the Board if they would reconsider leaving the front of the Pavilion open and lock the kitchen only. Bill Dotson stated that the Pavilion belongs to 290 members, so therefore Bill made the following motion. Motion was made to leave the front of the Pavilion open and lock the kitchen only. The motion was seconded by John Gardner. The motion carried by a 4-2 vote.

Jerry made a motion tht the meeting be adjourned. The motion was seconded by John Gardner. The motion was carried by a 6-0 vote. The meeting was adjourned.

Respectfully Submitted

John Gardner
Secretary