



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**May 11, 2024**

The meeting was called to order by the President, Bobby Privette. He led in prayer and the pledge to the flag.

He asked all new members who had not previously been recognized to stand and give their name and lot number. MARK & LORI HILL OF LOT 101 stood and were welcomed.

SECRETARY'S REPORT: Elizabeth announced all the board members are present today. I sent to you the Minutes for the last meeting, and I would like a vote to approve them. Curtis made a motion to accept, Darrell seconded, motion carried. She announced that a letter containing four pieces of mail had been mailed recently. She asked anyone who has not returned the information requested to please do so as soon as possible. She reminded everyone of the Annual Membership Meeting on May 25<sup>th</sup>. It's most important that as many members as possible attend the meeting.

GROUNDS REPORT, Darrell thanked everyone who helped rebuild the bridge. It was done in one day. He said he is trying to get prices from other companies for the roll off and household trash. He talked to Mountain Air Tree service they have dumpster service. He got a price on paving the main street from the top, from the gate all the way to the bottom. He is trying to get one more price and then we'll discuss it at our next meeting will have that to figure out who we're going to go with. That's all I've got right now.

TREASURER'S REPORT: Linda said she has received several calls from owners asking if their check was received and deposited. She said, I have put a mailbox on the side of my cabin, it's red, it has a slot and it's locked. Put your check in that. I am going to try to find out why we have so many electric bills instead of one. I mean, there are many avenues that we're exploring now. We're taking this very seriously, trying to be sure that we're spending our money to our best advantage. We also are looking at another bank. I found out today we could have been earning 2% more on all our money market funds, so we're looking at changing banks. I think that is about all that I have besides the numbers which I will try to read. (see the financial reports which are posted on the bulletin boards).

ACTIVITIES REPORT: Joanne reported we had soup, salad and breadsticks on the 4th. We had such a great turnout and we raised almost \$500.00 for shop with that cop, OK. \$700. When they just told me \$790 so far this year, that's excellent. Let's see after the meeting today we have a candle making class. If I can get some help putting the tables together so that after the meeting, we can do the candle making. Mother's Day, we're having the ice cream parlor again. The men will be the ones taking the orders and serving the ladies. You can just sit and relax. Those men that have volunteered to help me meet here about 6:30, so we can go over everything. Concert in the park. I will be gone from the 13th until the 19th so my activities ladies will be handling this. On the 22nd we're going to have a new game. Left, Center, Right. It's one of those things you need \$5 and quarters, and it's going to start at 6:00. Come down, Texi. is going to teach everybody how to play. It sounds like fun. The other thing I have is Memorial Day Picnic will be the 26th. Games begin at noon and eat at 2:00. Mark and Lori, this is Shelly. She's on the welcome committee. So, after the meeting, if you can just sneak up here and talk to her for a second. Ice cream, Monday is ice cream and high stakes bingo. My activities ladies will be handling it. You will need 15 quarters and five \$1.00 bills. Ice cream will be from 6:00 to 6:45. That gives us 15 minutes to set up for the Bingo at

7:00 till whenever it's over. That. I think I'm done. Linda made a motion to accept Joanne's report, Curtis 2<sup>nd</sup>, motion carried.

WATER & SEWER, Curtis reported they have changed several water valves. He reminded everyone if you're out of the park for 48 hours, it's mandatory that you cut your main water off. While doing general maintenance last month we came across something that we didn't know what it was. Everybody thought it was a drain line and inspected and started digging down and found out that it was an abandoned valve for the main water system. It was down about 3 feet. Talking to people that have been on the boards in the past and they said that was probably the flushing valve and the state made them stop flushing because they were flushing chlorinated water straight into the stream. We started to dig a 12-foot trench, but we started hitting the big tree roots from the big Maple trees that are dying around us on side two. We stopped at that point, just brought the line up and made it a usable flushing valve. We are trying to use the flushing valves and flush it straight out onto the ground instead of to the stream. From what we've learned, chlorinated water dissolves or is absorbed into the ground and gone before it gets to the stream. So, we shouldn't have a problem, At the same time by bringing it up, we get rid of the liability. By taking down the big trees along that line will help dry the field out. North Georgia talked to the County they said they needed drawing showing exactly which lot went to which septic tank. The only thing I know to do from that point is because he couldn't get the permit to do it, I'm going to go down and visit with the inspector and see exactly what he is talking about and what they need. OK, thanks Curtis. Having been on the water and sewer, I know the pains of trying to do some of this stuff. The records of what is was lost years ago and when we were replacing several lift stations on side 2. Down in the ground which from backhoe to hold it into the ground till you get it hooked up and then start piling dirt around it. But there was so much water there as soon as we were digging, we had to have a pumper truck. One more thing. Before Memorial Day, we're going to have Northeast Georgia come out and pump the field and the field behind the pool to make sure that we don't have any issues with that during the cookout. Joanne made a motion to accept Curtis' report, David seconded, motion carried.

ARCHITECTURL REPORT: David reported the committee has issued seven permits and four have been completed and the permits returned. I've got several people that are waiting on contractors. and their county permits before they get started, before we issue those permits. Which brings up another issue that I'd like to talk about. I would like to bring up the fact that I believe all of us should be able to work on our places during the off-season. Bobby asked him to hold on a second, we don't have a motion yet. Would someone like to make a motion that we of formally allow exterior construction in the park during the offseason with the appropriate permits assigned to a particular person on the architectural committee to be in charge of that project until it's done. Anybody want to make that motion? Curtis made a motion to allow exterior construction during the off season provided the proper permits are issued and a member of the Architectural Committee follows the project until completed. Joanne seconded; motion carried.

BOBBY OPENED THE FLOOR FOR QUESTIONS FROM THE MEMBERS.

SUE PARKER, lot 117. We bought in 1998 and at that time we could build year-round. That was part of the developers we purchased directly from the developer and manager, and you could build year-round and that meant cabins. Well, there were.

SUE SMITH Lot 195: I think there needs to be more discussion about why it was made so that we don't revert to something that was a problem before, and we mentioned in order to correct it. So, I think it should be open to discussion and some support as to why we should change it. And make sure we're going in the right direction.

CLYDE CAMP LOT 39: I'll answer part of that. Part of the reason for that was there's no one to check up on all projects during the wintertime here in the park and so without any supervision we were not going to allow people to just start building. Well, we now have owners on the committee who are here in the winter, John Nash, Billy Camp and Jeff Hamm and me (David) who can make sure everything is done in compliance with the covenants.

ELIZABETH CARTER LOT 150: In 1998, the developers oversaw the park. In 2001 we became an association. So, the board became in charge of the park because the developers turned it over to the board of directors. I was there at that meeting and was on the board for six years continuously. So, there were reasons that some things were

changed. The developers worked all year. They were here working in the winter or whatever, so that's why there were changes. Therefore, a decision was made by the board voted on by the park. BOBBY: OK, we have a motion on the table, a second, we've had discussion. Are you ready to vote? All in favor of David's motion. Say aye. Motion carried. DAVID: Just keep in mind permits are needed and if you're doing something you're not supposed to do, you will be fined. You need to get your permits from one of us and follow the procedures that we already have in place.

BOBBY: If you have a suggestion or complaint that you want to bring to the board, don't call me and don't stop me in the middle of the street because I'm more than likely to forget you anyway. There are forms that you can fill out and give to a board member. If you don't put your name on it, it's not going to be dealt with. If you write it out, sign it, give it to a board member. Do not put it in the suggestion box. Nobody is going to monitor that thing.

BOBBY said he received two emails and asked Elizabeth to read them. (copies of the emails and Bobby's reply are attached).

ROD GIBSON LOT 18: We used to have a system where a chain with a lock on it was placed at the entrance to the roll-off and if anyone wanted to put something in the roll-off they would go to a board member for the key to the lock. The good thing about that system is we knew that people were taking to the roll off. BOBBY: Even when the chains are up some owners remove the chain and either put their stuff in the roll-off or on the ground. You'll see shelves out there, you'll see washing machines out there, you see all kinds of stuff. If you don't want it, nobody else wants it. So don't put it out there thinking somebody else might use it. But that's what I our experience. I'll bring it up with Darrell again. There have been discussions about other things that might be done with that roll-off but that's for another time. I appreciate your input.

ELLEN DAVIS LOT135: This is for Curtis. Do you know what lots are involved that you might possibly have to dig up the yards? I'm on the creek and I have a lot of green things in my yard. I'm not planting any more flowers. CURTIS: Yeah, you're lucky enough to have a lift station and a septic tank in your yard. I don't know. You will have to move your vehicles.

KATHY HYMAN LOTT 285: In riding around I noticed there are some RVs in the park that are not in good condition at all. I mean I'm talking faded decals and one that looks like it has been wrecked. There's a lot of exterior metal damage. I just don't think it looks becoming to the park. I'll give you a quick answer. I think that you are right. A second ride around will be done, and they will be getting notices about the condition of the RV. I don't know of any rules and regulations about what age a vehicle or RV might have to be in park but it does address the appearance. Second, are they considering all the roots that are buckling the streets when the streets are repaved. BOBBY: Yes, that will be addressed. Darrell has one bid already that includes removing the roots that are causing that, we got sticker shock on that one. So, we're going to look for more bids.

TOM HUTCHINSON LOT 265: Good morning. God gave us speed bumps with the roots under the pavement. We will be picking up trash on the sides of Paradise Valley Road Tuesday at 10:00 AM.

Back to the building all winter I have a question and I'm with you on the building, but the question I want to ask is, would it be too much to ask the caretakers to check any construction being done in the winter?

RORY RIFF LOT 86: Shouldn't the owner be present when any construction is done? I mean you need to be here to watch whoever the contractor is working on the property, or you won't get what you're paying for. DAVID: That's a great idea! BOBBY: The board will be in executive session right after this meeting and we will discuss it.

CAROLE WINTER LOT 199: Aren't there fines associated with doing things that obviously haven't been granted. My impression is it's more than a fine. It should be a cease-and-desist order or else what we are saying is as long as we pay the fine, we can do whatever we want. BOBBY: The board will discuss this matter.

BARBARA CAMP LOT 170: Are we going to get back to the renovation of the pavilion. BOBBY: Yes, that is a priority. I'm going to the best of my ability bring a lot of folks' suggestions and concerns into the discussion. Like I said, we will be transparent right from the beginning to the end. We will have drawings in color of what it's going to look like. We will have a detailed financial plan. It's going to be a long process. We will try to incorporate an many ideas from the general public as we possibly can, but please understand that we can't take everything people want. The board will take into consideration all those statements then decide and go forward, but that that's my best answer right now.

BARBARA NASH LOT 70: Some owners are suggesting the board is lining their pockets, which is just not true. I can tell you that for sure right now. Anybody says that you don't know what you're talking about. And I hope everybody here appreciates that. And again, the volunteers, the volunteers are doing us a service and those few in this park cannot appreciate it, we can't worry about them.

ROD GIBSON LOT 18: I've been here since 91 and I've always been a little curious about the architectural committee. Dave, maybe you can answer this for me. I used to picture that basically the architectural committee would get together and discuss anything because I've always felt it's very dangerous if one person is granting a variance, I don't care whether it's the president or the board or the president of the architectural committee. CLYDE CAMP LOT 39: It is stated on the request form that you must go before the board for a variance.

KAREN CANTRELL LOT 237: I have a concern. I was contacted by one of the board members in reference to this petition that was going around and wanted to know if my signature was on a particular lot and there was a signature, but it wasn't mine. BOBBY: We're going into an executive session and we are going to discuss the signatures.

SUE SMITH LOT 195: I want to say some of the conversations that I've had with people because I don't know all the details about it. That things are being said that aren't true, and I just want it to be people to be aware, like read what you're signing, study what you're signing before you sign. BOBBY: We are not going to discuss the petition.

ELIZABETH made a motion to adjourn, Linda seconded, no discussion, motion carried.

Respectfully submitted,

Elizabeth Carter, Secretary