



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**OCTOBER 8, 2022**

The meeting was called to order by the President, Clyde Camp. He asked Rick Gass to pray and lead everyone in the Pledge to the flag.

All board members were present.

There were two new owners present: Mr. & Mrs. Ozburn of Lot 114 and Mr. & Mrs. Cox of Lot 269.

**SECRETARY REPORT:** Elizabeth said the Workshop minutes would be posted on the boards the website in a few days. She presented the budget for 2022-2023. Scott made a motion to approve the report and the budget; Darrell seconded; motion was carried.

**TREASURERS REPORT:** Towana said there is \$89,516.82 in the checking account and \$333,148.50 in the dedicated accounts. \$1800.00 initiation fees were received in September. Liens were placed on two lots. She thanked her committee for their help this season. Elizabeth made a motion to approve the report; Scott seconded; motion carried.

**ACTIVITIES REPORT:** Joanne said there will be a Farewell Potluck Saturday, October 12<sup>th</sup> at 2:00 PM. Everyone is encouraged to attend and bring your favorite dish to share with everyone. A Surprise Social and Card Bingo is October 15<sup>th</sup> at 6PM and Karaoke is October 24<sup>th</sup> at 7PM. She would like the Board's approval for two new events next year. A second Concert in The Park April 23, 2023, and a Vendor Day May 23, 2020. These events were approved by the Board. Scott made a motion to approve the report, Curtis seconded; motion carried.

**ARCHITECTURAL & SITE IMPROVEMENT REPORT:** Scott said 49 permits have been issued and 32 have been returned. He is sure more have been completed but not returned. There are two new park models that are due to be delivered in the off-season. Sandy Davis is getting her roof repaired after the tree fell on it. She is extending her existing roof 8 feet. He thanked his committee members for their help. Curtis made a motion to approve the report; Towana seconded; motion carried.

**WATER & SEWER REPORT:** Curtis said everything is running well. There is an air leak on side one and he is working with American Water to find the solution. The drain field at the pool and laundry will be raised in the off-season in order to help with the runoff. Scott made a motion to approve the report; Darrell seconded; motion carried.

**GROUNDS REPORT:** Darrell has received quotes to remove trees in the park. Ed's Tree Service - \$7500.00 and AKA - \$4800.00. The Board approved the quote from AKA. If anyone wants trees removed AKA will give them a better price and do the work while they have the equipment on the premises. A blast will be posted with the information when it is known. Darrell will be working on the ditch on Maplewood Lane at the triangle to repair a drainage problem. A pipe will be installed and covered then grass and flowers planted. It will cost \$3500.00. Elizabeth made a motion to approve the project; Scott seconded; motion carried. Darrell thanked the volunteers who worked splitting and stacking the wood at the woodshed and the ladies for providing lunch. Fred McCoy Lot 123 thanked Darrell for purchasing the new dryers. Curtis made a motion to approve the report; Towana seconded; motion carried.

CLYDE said there will be a meeting Wednesday, October 12<sup>th</sup> at 6PM for all owners regarding the Caretaker program.

He said we have a feral cat problem in the park. The owners have been told not to feed the cats. Now we are getting complaints about the cats. White County Animal Control will be here Wednesday to set up traps. DO NOT FEED THE CATS. DO NOT TOUCH THE TRAPS. DO NOT APPROACH THE WORKERS. If anyone breaks the above rules, the workers will pick up the traps.

There is an odd dumpster in the dumpster area and Waste Management will exchange it. The roll off is full.

Next year three cameras will be installed on the property: at the dumpsters, the roll off and at the entrance.

Elizabeth read a note to the Board (copy attached).

Clyde thanked the Board for their work. He said we take everything serious.

QUESTIONS FROM THE OWNERS:

Cindy Gregory Lot 183 asked if the Activities Committee has a budget. Answer is yes.

JERRY HILDERBRAND: Lot 85 asked how much property does the Association have at the roll off.

ANSWER: None, we are over the line but have permission from the owner of the property adjoining us. He asked if he could trim the limbs at the bridge to the roll off. ANSWER: Darrell is going to have the limbs trimmed. Mr. Hilderbrand asked if the tree at the front of his property is going to be removed. ANSWER: Yes.

BILL MAXWELL Lot 242: He said we have 2 park models coming in, who is going to be here to be sure the bridge is not damaged, and the trailer is set up within the boundaries, etc. They must follow the guidelines. He thinks there will be trouble if we continue to allow these trailers to come in during the off-season. Scott said he will be sure he or Darrall are here to be sure everything is ok.

ROD GIBSON Lot 18 reminded everyone when they bag their leaves for pickup do not put your bags of dog poop in them.

RORY RIFF Lot 86 said we are getting very little interest on the dedicated accounts. He suggested we take \$50,000.00 of the dedicated accounts and invest in a six-month treasury bill which is paying over 4%.

SANDI SCHULZE Lot 212 thanked everyone for their prayers and concern for Ray.

BARBARA CAMP Lot 173 said there has been a lot of negativities on Facebook this week and it needs to stop. CLYDE said the PVC Facebook page is not sanctioned by the BOD.

JOHN NASH Lot 70: The material for the signs has shipped and should be here in a few days.

JUDY STEWART Lot 104: There are several lots that look bad; Lot 99, Lot 117 and 3 lots on Fishtail. DARRELL said Lot 99 will be cut this week.

TOM HUTCHENSON Lot 264/265 thanked everyone for their concern for Norma. She is doing well.

Darrell made a motion to adjourn the meeting; Scott seconded; motion carried.

Respectfully submitted.

Elizabeth Carter, Secretary