



BOD Minutes 10/09/2021

Members Present: Clyde Camp, Bob Fedderwitz, Linda Hackett, John Nash, Scott Smith and Carole Winter, not present Karen Cantrell. President, Clyde Camp, called the October 9th meeting for the PVC BOD to order at 10:00AM, and welcomed all. Clyde asked Rick Gass to say the prayer and lead the Pledge of Allegiance.

Clyde then welcomed the following new owners:

William & Janet Weber, Lot 226, Kathy Perkins, Lot 162, and David Pass Lot 194 stood and were welcomed by all.

Clyde recognized Carole Winter for her time served on the board and thanked her for her role as Secretary. Clyde also recognized Norma Hutchinson's attendance and recovery from a recent illness.

Clyde then requested Carole Winter, Secretary perform role call. All BOD members were present with the exception of Karen Cantrell. Clyde asked for Board member reports.

Secretary, Carole Winter: Carole acknowledged her rewarding time on the BOD and thanked Terri Rogers, Lynn Harris, Kathy Smith and Judy Stewart for all their support over the years. Carole briefly reviewed several upcoming key Secretarial activities and reviewed the importance for owner's to maintain their current mailing addresses. She reminded all of the upcoming April mailings; the Welcome back letter, Invoices, and Ballots for nominations for the 2023 BOD and advised they will be mailed in the mid-April timeframe to all owners' Winter addresses. Carole encouraged everyone to dig deep and nominate owners who will continue to lead the BOD by contributing their time and represent the Park and Owners best interests. Carole advised she is continuing to work with Bob Fedderwitz, Secretary for the 2022 BOD with a transition plan for the various secretarial duties as well as knowledge transfer.

Linda Hackett made a motion to accept the Secretary report and John Nash seconded, all BOD approved the report.

Treasurer, Karen Cantrell report by Clyde Camp: Clyde reviewed September financials and stated the Park is in good shape and there will be no increase in HOA fees in 2022. Clyde advised there are 2 outstanding HOA fees and advised liens have been filed.

Carole Winter made a motion to accept the Treasurer's report and Linda Hackett seconded, all BOD approved the report.

Activities, Linda Hackett: Linda stated the last activity meeting for 2021 was held on October's 4th and she then reviewed suggestions for some of next years upcoming activities. As in the past, the activities will be posted on PVC calendars and PVCOA "What's Happening" posts. She recognized a PVC donation

from David Pass and Linda McFarland that allowed a profit of \$294 to be earned from the recent Yard sale. Linda thanked Gail Mette for her contributions and assistance to the Activity team. Linda then encouraged anyone with ideas for new activities for the upcoming year to let her know. She also thanked Karen Cantrell and Carole Winter for their hard work over the past several years on the BOD and recognized John Nash for the completion of the front Island. Linda also requested new owners meet with her after the BOD meeting to receive their new owner packets.

Carole Winter made a motion to accept the Activities report and Bob Fedderwitz seconded, all BOD approved the report.

Grounds, John Nash: John recognized Carole 's time spent on the BOD and recognized the great job done and the 'bantering' time spent between them. Bob Hingst is compiling a list of winter month projects and he and John will be coordinating the work for completion. John asked if anyone has ideas for items to be completed to please let him know. Because we are out of storage space, John is recommending the BOD add a storage building that would be located behind the Pavilion. John has also requested a utility cart be added for the Grounds area. In addition, John requested that a tree be put up in the island for a PVC Christmas celebration that would cost approximately \$200.00. It would be a live tree that would be decorated for the season. John has also turned the management of the front pond area over to Kathe Hyman and Lisa Meyer for routine upkeep. John stated that the best way to communicate with him is via text messaging and he explained that Kathe Hyman will be assisting in additional projects next year. Lastly, John is looking into purchasing a piece of equipment for locating underground utilities. In addition, John stated that David Pass will be assisting with 4 upcoming drainage projects. In closing, John advised he would not be returning to the BOD after April 2022 due to the negativity he has experienced.

Scott Smith made a motion to accept the Grounds report and Linda Hackett seconded, all +BOD approved the report.

Architecture, Scott Smith: Scott advised 42 permits have been issued/approved this year. Scott reminded everyone that building activity ends October 31st but there are some things that can be completed, for instance repairs and interior updates. There is a late season Park Model that has been on order for over a year and is expected to be delivered by the end of October but if delivered after that date, it will be allowed to be set-up. The owners understand that only basic set-up may happen after the 31st of October. Scott also requested all orange PVC permits be returned to him.

Carole Winter made a motion to accept the Architecture report and Linda Hackett seconded, all BOD approved the report.

Water/Septic, Clyde Camp: Clyde advised everything is still good and we have had a really good year and thanked everyone for following the rules. Black particles are present on Side 2 and it will be corrected next week. Sludge tests are scheduled for month end and appropriate follow-up action from the test will be taken. Clyde reminded everyone when they leave to shut water off at the shut-off valve.

Carole Winter made a motion to accept the Water/Septic report and Bob Fedderwitz seconded, all BOD approved the report.

Clyde opened the floor for discussion:

Clyde Camp, Lot 39 reviewed a Facebook comment that stated he had been previously advised of a situation but had taken no action on. Clyde questioned the owners present when this situation occurred. Terri Darias, Lot 201 stated she had sent a previous text message to him with a picture and she had not received a response. Clyde commented he did not receive the message and does not respond to messages. He further stated that anyone with a question or complaint needs to come see him. Clyde then discussed the Renter's Protocol and advised the past BOD had authority to make changes and didn't. He added that it is not right to then bring that up to this Board and take issue with it. Also, Clyde advised these items were discussed at the last workshop and the BOD is planning on making changes. Dirty trailers, 911 signs, trucks with signs, are all examples of items that owners will be held accountable for. Clyde advised he will be speaking with the Park's attorney this winter to discuss these items. He also addressed the Covenants Committee and advised he has asked an owner to take charge of the Committee and he is waiting for their answer. He wants a complete definition in understandable language to confirm our ability to fine owners for violations of Covenants, By-Laws and Rules. Clyde is also requiring the 2022 BOD to become familiar with By-Laws, Covenants, and Rules and emphasized we will be strictly enforcing them next year. Also, Clyde mentioned that Lot numbers must be visible on golf carts. He further stated that FB is not going to buckle this board. A heated discussion took place and an owner requested that these meetings stay professional and cursing not be allowed during this meeting. She stated that three times during the meeting cursing has been used. It was stated that PVC FB was cited as the reason for a BOD member to resign. Clyde finished his remarks by advising that only 145 owners voted in the past election and requested more owner involvement with elections and BOD activities.

Carole Winter, Lot 149 advised she is a proponent of PVC FB, but does not support rants or controversial items. She then stated if we all act like adults, we can utilize the platform as a positive area for issue discussion. She added if you are reading items you disagree with or find controversial, then "SCROLL on BY" it should be very obvious when dialogue is contentious, so ignore or "Scroll on By." Also, there is a way to tag messages that you find offensive, so please use that and let the FB administrators review the message and remove it if appropriate.

Lynn Harris, Lot 103 provided a reminder that our FB page is a private page for owners only. Lynn clarified, it was voted to be private and owners only by the owners of PVC, so that our activities, our photos and our business would not be shared to the world. If it is shared, the owner sharing the information will be removed from the page. Lynn stated she appreciated all the work done by John Nash and questioned if the washer/dryer was going to remain at the woodshed. John clarified that the shed would no longer be used for storage of items because he has received some negative comments about what was being stored in it. Lynn suggested that if owners have items, they wish to get rid of to take pictures and post them on PVC FB for others to claim. John clarified his previous resignation statement was for several reasons and not just posts from FB but some other things that had happened in the past. John again stated he can't accept negativity. A heated discussion took place with several owners over the negativity of FB and Clyde stopped the discussion and warned another outburst and the meeting would be closed. Carole further clarified that any FB post that is offensive can be referred to the Administrator for removal consideration. Cheryl Foster, Lot 125 also verified the process of removing a post from FB is very simple and straightforward.

Linda Kendall, Lot 231 Stated that a FB post that defames another person, gives false facts could be grounds for defamation of character. She continued with her thoughts and stated that FB needs to be cleaned up or eliminated altogether.

Brian Murphy, Lot 190 provided information from his past experiences about associations and stated associations can be sued over FB. Clyde explained this FB page is privately run and not endorsed by PVC or the BOD.

Rod Gibson, Lot 18 reminded everyone about the leaves being collected and bagged. Only leaves may be placed in the bags, no garbage, dog poop, hairdryers, etc. The leaves are picked up and go to a privately owned location that can't handle anything other than leaves.

Rory Riff, Lot 86 asked for status of sludge tests. Clyde Camp advised they are scheduled for the end of this month. Rory then asked if the Budget will be posted and Carole Winter advised yes it would be posted.

Janice Camp, Lot 39 stated we all have different opinions or complaints and said this BOD can be approached and any problem can be discussed, she asked if we could get back to "loving each other."

During the meeting Clyde introduced Bob Fedderwitz who provided a presentation on HOA express. Bob explained this website will be utilized as a community website. It will be used to find out what's happening and to find out the facts but no public interaction except when we want to do surveys. Bob then led an interactive session utilizing the website projected upon a large screen TV for the audience of owners to visualize. He provided a very informative page by page session. Carole clarified that at this time owners on PVCOA must sign-on and create their own log-ins to join the web site. Bob said changes will be forthcoming that will change this. Bob also stated plans are underway to establish electronic payments for HOA fees in the 2023 timeframes. Bob solicited pictures be sent to him to be included on the website. He also shared a classified add section that PVC registered owners may utilize to sell merchandise located within the Park or real estate for sale located in the Park. All of this information is monitored by the administrator for appropriateness and timely entries. During the presentation Bob acknowledged Sue Riff, the creator of this website for all the hard work and groundwork required to establish the website.

No further discussion and a motion was made to adjourn by Carole Winter and seconded by Linda Hackett, all in favor and the meeting was adjourned by President Clyde Camp at 11:25AM.