

Grand Valley Lakes Property Owners Association
Board of Directors Meeting

June 13, 2008

Call to order:

Richard Badour called the meeting to order.

Prayer:

Mark Woods led the meeting in prayer.

Members Present:

Richard Badour-President, Mark Woods-Vice President, Bill Wilson-Secretary, Bart Creedon, Bob Turner, Gelene Keithley, Betty Boggan, and Myra Cox-Treasurer.

Absences:

Phil Hickerson and Bart Creedon have excused absences.

Quorum:

A Quorum was declared by Bill Wilson.

Reading of the Minutes:

Bill Wilson read the minutes from the May 9, 2008 Board Meeting. Mark Woods made a motion to accept the minutes as read, Gelene Keithley seconded. Motion carried.

Treasurer's Report:

Myra Cox read the treasurer's report. Bill Wilson made a motion to accept the treasurer's report as read, Bob Turner seconded. Motion carried.

Manager's Report:

Herb Chambers introduced Billy Hatfield as the new security supervisor. Kevin Brewer has been working on finishing the inside of the guardhouse. The maintenance department has been working on the roads. There have been major washouts. Mark Woods asked about the status of the engineering firm for the well. Herb Chambers stated that the engineering company is proceeding with hiring someone to do the soil test to decide where the water tank will be located at the well sight. Richard Badour stated that the contract has been signed. Herb Chambers also added that there are numerous steps that have to be taken to proceed with the installation of the well. Myra Cox asked about the contract that was signed and what are the fees associated with it.

Herb Chambers stated that the contract binds us to \$34,000.00 for the engineering, and there are some soft costs that can vary either way up to another \$10,000.00. The approximate amount could be \$44,000.00. Herb Chambers stated that this could take up to a year. It will be this fall before we can get the engineering done and then it has to be submitted to the state and the state could take up to six weeks to get back with us. Bob Turner asked about the total costs. Herb Chambers stated that we have a budget price for the well. Steel is going up and we can't get a price on the tank until we are ready to order it so the price will vary. We do not want to sacrifice quality to cut expenses. The needs of Grand Valley are important and the elevation of the tank has to be sufficient to give adequate water pressure to everyone.

Betty Boggan asked if any paving will be done this year, as she expressed her concerns about the cemetery road washing out. She also asked if there will not be any paving, can maintenance repair the road. Herb Chambers said that maintenance can grade the road. Richard Badour noted that the paving will depend on the budget which has been impacted by Southeastern Properties inability to pay their obligations.

Bob Turner asked about Southeastern Properties and where we stand with them. Richard Badour stated that we did get a judgment against them and the second court date has not been decided. Herb also stated that we should not expect funds from Southeastern. Richard Badour stated that the impact of Southeastern Properties will affect our budget by apx. \$100,000.00. The roads will probably have to wait until the executive board examines our budget sometime in July or August. Bob Turner asked if Southeastern has filed bankruptcy. Richard stated that we have no knowledge of this. Mark Woods asked if Southeastern has any activity going on in the Valley and what about the houses that are not finished. Herb Chambers stated that to his knowledge, Southeastern is trying to find someone to finish the houses. Gelene Keithley asked how the unfinished homes will affect Grand Valley. Herb Chambers stated that Southeastern has nothing to do with these homes so we will contact the homeowners and refer back to the Restrictive Covenants and ask them to finish their homes in a timely manner. Some of the homeowners have contacted the previous builder that worked for Southeastern Properties and may hire the builder to finish the homes.

Old Business:

Richard Badour referred to the discussion that was addressed at the May 9, 2008 Board Meeting, which pertained to the curfew for ATV's, off road motorcycles, and four wheelers. Richard Badour made reference to the proposal of a curfew for these types of vehicles. Richard Badour read the proposal as follows:

A curfew should be passed by the Grand Valley Lakes Property Owners Association Board of Directors at the June 13, 2008 meeting for all ATV's, off road motorcycles, and four-wheelers.

The hours should be between 9:00 pm and 7:00 am, with an exception made during hunting season to allow members to enter their hunting area before day break.

Gelene Keithley asked about the exception during hunting season. Richard Badour stated that hunters should have the exception because some members want to start hunting before 7:00 am. And in the case of a wounded deer, a hunter might need additional time to locate the animal. In addition, there is a group in here that ride at very high speeds on the roads and are out at very late hours. It is time to amend the Grand Valley Lakes Property Owners Association, Inc. Rules, Regulations and Enforcement Procedures as adopted on September 10, 2004.

Bob Turner agrees with the curfew because of the high speeds that these vehicles travel.

Billy Hatfield, security supervisor, stated that there are several kids that have screaming four wheelers and motorcycles. He further states that the kids without driver's licenses are off the street. The ones with licenses were told to slow down. He also stated that he is doing late night runs. Herb Chambers stated that by amending the Rules and Regulations, this allows Grand Valley Lakes security to fine the ones in violations. There is also a noise violation in the Restrictive Covenants. Richard asks that a motion be made to amend the Rules and Regulations from September 10, 2004. Herb Chambers stated that the Board of Directors cannot amend the Restrictive Covenants but can amend the Rules and Regulations.

Bill Wilson made a motion to amend the Rules and Regulations to adopt this rule for a curfew which should be passed by the Grand Valley Lakes Property Owners Association Board of Directors at the June 13, 2008 meeting for all ATV's, off road motorcycles, and four-wheelers. The curfew hours should be between 9:00 pm and 7:00 am, with an exception made during hunting season to allow members to enter their hunting area before day break.

Gelene Keithley seconded. Motion carried.

Richard Badour stated that the Grand Valley Lakes Property Owners Association, Inc Rules, Regulations and Enforcement Procedures as adopted September 10, 2004 proceed to be amended to read the curfew hours will be between 9:00 pm and 7:00 am, with an exception made during hunting season to allow members to enter their hunting area before day break.

Motion carried.

Women's Club:

Gelene Keithley read the Women's Club report.

The Women's Club would like to remind everyone about the fourth of July Parade at 4:00pm on July 4th. Prizes will be given.

Also, we have started a "yard of the month", and the committee is Joanne Wilson, Helen Maloy, and Gelene Keithley.

We have looked at all the houses and the yards, and every month we will go back and we will put a sign in the yard. The first recipient is Ruby Hatcher. Her yard is beautiful.

Old Board Business:

Myra Cox asked about the security supervisor's job description which was addressed at last month meeting. Herb Chambers stated that there is a copy available at the office.

New Business:

Bob Turner addressed problems with the Lake. There are boats that have too much horsepower for this Lake and they are damaging to the sea walls. All boats should be legal with a maximum horsepower allowed in the Lake. Watercraft owners that currently have excessive horsepower motors can be grandfathered in but once the boat is sold or no longer in their possession, they would have to have a boat with a designated horsepower. A horsepower restriction should be placed on the watercraft in the Lake. Some of these boats create tremendous waves. Richard Badour stated that a regulation of this magnitude should be taken before the membership. Myra Cox agrees with Bob Turner. The big boats stop in the middle of the Lake and let their passengers go swimming with other boats speeding by them. Her concern is for the safety of the people. Herb Chambers explained about the horsepower and the size of the watercraft and how it affects the Lake. Richard Badour suggests a steering committee with a look at the size of the Lake, the size of the boats and the membership. We should not wait until something happens before we do this. As the population grows and the population of boats with the size of the motors on these boats grows, this would have to be looked at to be reduced. The major problems are on Memorial Day, The 4th of July, and Labor Day. Bob Turner can be in charge of the committee and anyone else can be involved that would like to. Bob Turner also noted that skiing should only be done in the main Lake.

Adjournment:

Mark Woods made a motion to adjourn the meeting, Bob Turner seconded. Meeting adjourned at 8:18 P.M.



Vice President



Secretary

