

Grand Valley Lakes Property Owners Association
Board of Directors Meeting
October 9, 2009

Call to Order:

Bill Wilson called the meeting to order.

Prayer:

Betty Boggan led the meeting in prayer.

Members Present:

Bill Wilson-Vice President, Gelene Keithley-Secretary, Betty Boggan-Treasurer, Bart Creedon, Phil Hickerson, Bob Turner, Aaron McGregor, and Jess Bebee.

Members Absent:

None

Quorum:

A Quorum was declared by Gelene Keithley.

Reading of the Minutes:

Gelene Keithley read the Board Meeting Minutes from the Special Called Meeting August 27, 2009, Phil Hickerson made a motion to approve the minutes, Bart Creedon seconded, motion carried. Bill Wilson read the Board Meeting Minutes from September 11, 2009 which there was no Quorum and no meeting was held. Gelene Keithley read the Board Meeting Minutes from the Special Called Meeting September 17, 2009, Bart Creedon made a motion to accept the reading of the minutes, Jess Bebee seconded, motion carried.

Corrections:

None

Treasurer's Report:

Betty Boggan read the Treasurer's Report. Bob Turner asked, "Why don't we go back to the report we had, that had listed by each month and showed us the budget? Bill Jordan did a good job of doing that and now all we have is the same stuff we had before, nothing to compare it to except one month year to date, don't have your budget figured, we don't have anything like that." Herb Chambers stated that you have everything in your folder. He also stated that you have a budget in your folder; it is listed in your folder that says 'budget'.

The problem is, it's easy to explain to this group here, but it won't be easy at the Annual Meeting because Fusner's collections are distributed over Membership Dues, Water, Late Fees, Interest, and all that stuff. And what Bill did was put it under 'other' and it will be awful hard to explain 'other' in our Annual Meeting this 140,000 dollars. Other is miscellaneous. Bart Creedon asked why it couldn't go under 'Fusner'. Herb Chambers stated that the computer automatically distributes it to dues and water, so you can't pull that out and say it's Fusner. It is that way on the budget because we budget X amount of dollars for him to collect the dues. Bill Wilson stated that there is a difference between a Monthly Treasurer's Report and a Budget. Herb Chambers stated the Budget has nothing to do with the Monthly Treasurer's Report. And also on the balance to date sheet it tells you how much the available operating funds you have when you go over the balance to date. And that was part of Bill's idea too is to take that off of this sheet and put it on a separate sheet so ya'll will know how much money there is in the bank. Aaron McGregor says this is a good report. Gelene Keithley stated, "On this information report, this available operating funds, this is what we have in the bank that we could spend; spendable money for improvements or anything." Discussion continued. Gelene Keithley made a motion to accept the Treasurer's Report as read, Aaron McGregor seconded, motion carried.

Manager's Report:

Herb Chambers stated that at the last meeting we talked about the lake and the structure of the lake, Jess Bebee said he was going to talk to a friend of his to see if there is something else we could do other than putting cedar trees in there. Jess Bebee said he hasn't come up with anything. He said he could get tires, but you weren't too keen on the tire idea. Herb Chambers stated that he sees no reason why, if the Maintenance crew is slow this winter, if we can find somebody with boats with large enough engines, that we can cut some cedar trees off our lots and put the structures in the lake. That is the first step. I have also talked with Larry Easterling, he lives at Roger Springs, and we've talked about the expense of putting the lime in the lake; Larry said they have never ever limed that lake over there, but they do fertilizer it three times a year. And he said their fish are healthy. So what I would suggest is that we go ahead and let the Maintenance crew put the structure in the lake or at least they can cut it, and I will volunteer my boat but it only has a 50 horsepower engine. I'm not sure it will pull a 25 foot section of cedar trees. I say we do that and then budget the money for the fertilizer and forego the real expensive lime application. Now it is too late to fertilize anyway, so we will wait until next spring and budget the money. Discussion continued on the lake. The Board decided to pursue this.

Herb Chambers stated that in the last minutes you mentioned the clean up of the Janice Doane's lot. I gave that contract to Marion Pulse two weeks ago and he came in at \$2,000 instead of \$2,500. He can't get in there to it until it dries out. The water tank is finished. They are going to ship the controls to us next week. Then they are coming over the week of the 19th to install them. Phoenix has to come out and sanitize the tank because the chlorine they put there has been sitting too long. They have to refill it then it has to sit for 24 hours, then we take a sample to the State of Tennessee to be approved before we can put it in service. Before we do that, Phoenix has to come back and replace the fence that they took down. It was in the contract that they had to do that. We've had some people that have been climbing on the tank, which is not smart. There is a locking mechanism down low, that we put a lock on it the other day, but if they have a twenty foot ladder, they can go over it. Discussion continued. Herb Chambers stated that we are still two months ahead of schedule. On the asphalt, Standard brought part of their equipment in and they are waiting on weather to permit to start paving the approved roads. Discussion continued.

Bill Wilson stated next on the agenda is Michael Benard. Michael Benard stated on the four wheeler curfew; on Friday and Saturday nights I like to take my wife for a moonlight ride and right now the way it is you have to argue with security over past 9:00 maybe five minutes. I can understand Monday thru Thursday because the rule got put in effect by one little person on the four wheeler, who was keeping me awake, just running around 11:00, 11:30, 12:00 at night, I mean he kept us all awake. But to punish everybody, it really ain't fair. And I ride, I have a stock four wheeler, does not have no pipes, nothing on it, just quiet as can be. And I get caught riding past nine some, but I use it for transportation. I might be over here playing cards, riding my four wheeler. Just on Friday and Saturday night if we could relax that a little bit. Gelene Keithley asks what time do you have in mind? Michael Benard's response was 2:00, 3:00 in the morning or midnight. It would be up to ya'll. Betty Boggan stated that anywhere you live, you're going to have to drive past residences to wherever you're going. And it will be annoying. Michael Benard continued on speaking about his quiet four wheeler. Discussion continued. Jess Bebee made a motion to ease the curfew on Friday and Saturday nights until 11:00, Gelene Keithley seconded, three Directors opposed the motion, two Directors were for the motion, motion does not carry.

Next on the agenda is James Law. James Law states he is still gathering facts concerning property out here, at that time I will be back next month.

Old Business:

Bob Turner stated that we have discussed replacing somebody on the board, and I think all of you got a resume from Becky Waldon considering her for the board. I don't see any reason why we'd go the last six months without a full board. Bob Turner read her resume. Bob Turner made a motion to accept Rebecca Waldon to fill the vacant spot on the Board, Jess Bebee seconded; motion carried.

New Business:

Bill Wilson stated that Bill Jordan has given us a list of suggestions to review and to try to implement in our office system and to make our office system work a little better. Some of the stuff is in line right now and one of them that I know is Maintenance and Equipment Records. They have a PM program in the maintenance section; I looked at it the other day. The Board Members are gonna have to take this home and study it and see if they can come up with something. Some things are similar in design.

Aaron McGregor stated that the Suggestion Box is still out front and available to anybody who wants to use it. I have several suggestions that were turned in and contacted the people; we are gonna implement some of them and some are just too late to implement.

Bill Wilson read the suggestion from Myra Cox; she would like to suggest a guest pass policy for our disabled or senior citizens that cannot accompany their guests to the lake. We would issue guest cards example, two each year when these people pay their dues. Discussion continued on that subject.

Gelene Keithley said she would like to change some of the security rules. If you have company coming from out of town to visit, the people need to call the gate and let the guards know they are coming; if you don't call the gate, the guard needs to be able to call the home which they are going to verify. This way we would eliminate people that came in and said they were going to visit 'Mr. Jones on Gin Pond' and then 'Mr. Jones' doesn't even know these people. But if they get stopped at the gate and say I'm going to see 'Mr. Jones' and the guard say I have to call, then that will deter people from coming in. We could implement something like that with our security. Also, the other thing I would like us to think about, we have two commercial businesses in here one is the golf course the other is the restaurant. I've been in areas where when you go in and your going to one of the commercial businesses in a residential area they give you placards to put in your car that says 'visitor' what time you came in and what business you went to. We could color code them for the days of the week so that people can't reuse them the next day and come back just to go fishing.

That way if the Security Officer driving around doesn't see a placard in the car at the restaurant or if he sees a placard in somebody's car down at the beach that says restaurant on it, these people obviously didn't come in to do what they said they were gonna do. Bill Wilson makes a suggestion that the Security Committee works on that idea and brings it back to the next meeting. Discussions continued on this subject.

Ladies Club:

No report.

Adjournment:

Bart Creedon made a motion to adjourn the meeting, Aaron McGregor seconded, motion carried. Meeting was adjourned at 8:42 pm.



Vice-President



Secretary