

# Paradise Valley Resort

## Board Meeting Minutes

Date: August 14, 2021

Time: 2:00 p.m.

Location: Multi-Purpose Room

Call to Order

Attendees: Hollie Bessman, Don Kersten, Sandy Ensor, Steve Roldan, Bob Ginter, Jeff Holenda, and Gaylon Johnson

Opening Prayer : Jeff Hutchinson

Approval of Agenda: Motion by Sandy Ensor, Jeff Holenda second

Minutes of July Meeting: Motion to accept Jeff Holenda and Don Kersten second

### Financials

Checking Account	\$92,976.24	
Major Improvement	\$163,581.94	(includes \$79,856.00 funds for flood damage)
Savings Account	\$46,450.80	
<b>Total Funds</b>	<b>\$303,008.90</b>	

### Old Business

- Property Roof Repair - Waiting on one final bid. Once that has been received, decision will be made to move forward with Repair. Work will begin in November and will be completed by February.
- Road Repair - Board contacted Cooper's Asphalt for one final bid this next week. Once received, all bids for the work will be compared and we can finalize plans to begin the work in November. Best option discussed is 2" blacktop from the "Y" at the end of Storage Area, cover both roads that are currently black topped. Repairing edges will be included in the bid.
- Park Generator – Board decided to move forward with Park Generator Purchase. The generator will be placed behind the bath house to be utilized for Possible Winter Outages. The purchase price is \$3,200.00 for a 16K Propane Generator. Cost will include installation. Propane tank will be purchased for the Generator before winter. Sandy Ensor made the motion that the Park purchase the generator in good working condition at a cost of \$3,200.00 and Bob Ginter Second. Motion passed.
- Baby Pool repair will require new parts for pump and filter. Jason is currently getting prices for those parts and will report in our September Board Meeting.
- Additional gravel has been ordered for camp sites to cover the large creek gravel.
- Security System – there are several options to consider for our park security system. Jason has recommended additional security around the storage and entrance areas and is currently getting bids for that system.

## Board Election for October 2021

- Any member who would be interested in Running for a Board Position, please submit your resume ASAP in writing by September 1, 2021. Those Resumes will be mailed to all voting members with the 2022 budget for approval.
- Election Committee: Chairman – Sue Smith and Team will be responsible to process all potential board member ballots and report election results during our Annual Meeting scheduled in October.

## 2022 Budget Discussion

- Proposed 2022 Budget has been prepared and presented for approval. After lengthy discussion, it was decided in order to show the income and expense line for the Major Improvements, those funds would be kept in the Checking account. At the end of the year, any remaining funds that were not designated for park improvements would be transferred to the Major Improvement Savings Account. Misty will update the proposed budget and have ready for mailing on September 9, 2021.
- Board discussed moving the Year End Meeting from the first Saturday, October 2, to the second Saturday, October 9, to coincide with our monthly board meetings. This change would allow ample time to prepare Board Election Resumes and 2022 Budget for mailing. Per the Bi-Laws, the mailing must be post marked 30 days prior to Annual Meeting.
  - Sandy Ensor made the motion to move the Annual Meeting Date from October 2<sup>nd</sup> to October 9<sup>th</sup>
  - Holly Bessman second.
  - Date Change passed and was approved.

## New Business

- Brian Hollenda has accepted a new job and will no longer be working for the Park. We wish Brian only the best. Shane and wife have filled the vacated position. Shane will be serving as Park Security and Wife will be joining the office staff in the near future.
- Golf Carts – Jason has recommended repair for one of the current golf carts and add an additional cart to the fleet. The repair cost for the current golf cart is \$500.00 to rebuild the motor and new batteries. It was suggested that we reach out to the members for a possible Donated Cart or move forward to purchase a good used or new golf cart.
- House Keeping – Jason has recommended purchasing a good used Mini Van vs. another golf cart. A minivan would allow room for storage for cleaning supplies, paper goods, and hauling. This would eliminate the need for our housekeepers having to load and unload supplies every day before starting their day. It was suggested that we reach out to our members for a possible Donated Mini Van in exchange for a Tax Deduction. Jason is going to research to see if we can find a good used Mini Van for a reasonable price.
- New Pool Furniture has arrived and looks great. We now have 20 New Lounge Chairs for our pool to replace damaged furniture.
- Office Equipment – it has been recommended that we purchase a New Tablet for our office staff to use outside the office for Pad Site Updates. This will be ordered in the fall.
- Picnic table frames have arrived and are put together and have been placed in the park. We now have a table at most sites. Additional frames have been placed on back order to complete all sites including Staff Sites.
- Charlie 22 will be having their annual meeting at Roaring River State Park. It was recommended that PVR donate 2 nights in our cabin for their silent auction that will be taking place that weekend. Holly made the motion that we donate 2 nights for future use and Jeff seconded that motion. Misty will provide the certificate for the donation.

- Dyke Repair – the spring flood damaged our Dyke and is in need of repair. It was recommended by Jason that we contract Justin Bessman to do the dozer work. The cost of the repair is \$2,500.00. Bob made a motion that we hire Justin Bessman for a cost of \$2,500.00 to repair the Dyke. Jeff seconded that motion and was approved. Holly abstained for the vote due to conflict of interest.
- Labor Day Celebration – The Board will be organizing and working the Labor Day Celebration scheduled for September 4<sup>th</sup> and 5<sup>th</sup>. There will be children’s carnival, our annual silent auction, noon meal on Saturday Sept. 4<sup>th</sup>, Pie Auction, and breakfast in the Café on Sunday Morning. Please bring items for the Silent Auction and make plans to come that weekend. We need volunteers to help with carnival and organizing the activities. This weekend is one of our BIG Fund raiser and you do not want to miss out. MORE INFORMATION TO COME AS WE GET CLOSER TO THE DATE.

Motion was made to adjourn

Don made the motion and Bob seconded that motion.