

Paradise Valley Resort

Board Meeting Minutes

Date: July 10, 2021

Time: 2:05 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 : Gaylon Johnson

Approval of Agenda: Motion by Jeff Holenda and Sandy Ensor 2nd

Minutes of May Meeting: Motion to accept by Hollie Bessman and Bob Ginter 2nd

Financials

Checking Account	\$94,078.00		
Major Improvement	\$163,554.00	(includes \$79,856.00 funds for flood damage)	
Savings Account	\$46,443.00		
Total Funds	\$304,075.00	(Month over Month Increase)	\$18,462.00

Welcome New Board Members Bob Ginter, Jeff Holenda, and Steve Roldan.

President Gaylon Johnson

Vice President Don Kersten

Treasurer Steve Roldan

Secretary Sandy Ensor

Assistant Secretary Hollie Bessman

Special Projects Bob Ginter

Special Projects Jeff Holenda

Old Business

Property Roof Repair

- All buildings sustained Hail Damage from recent storms. Insurance check for \$79K will be placed in Money Market Account until ready to begin repairs. Jason is currently receiving bids from roofing companies ranging from \$58K to \$100K. Waiting on additional bids and tentative date to begin repair/replacement will be after October 31 2021.

Road Repair

- Jason has submitted 3 bids for resurfacing the roads from the “Y”, down the first row, around to the second row and back to the “Y”. Those bids are as follows:

Hutchens Construction	2” Blacktop	\$45,935.00
	Double Chip and Seal	\$27,573.00
Cassville Sealing and Stripping	2”Blacktop	\$45,000.00
	9 ft. X 9 ft. patching	\$35.00 per square foot

Board Election for October 2021

- Any member who would be interested in Running for a Board Position, please submit your resume 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 for October 2, 2021.

Manager’s Report (Jason Ball)

- New lawn mower is needed for the park. Jason has recommended a Skaggs Cheetah. Prices range from good used \$5K to new of approximate - \$13K to \$15K.
- Gravel has been ordered for pad repair.
- We need one office worker for this year to complete our office staff. If interested, please let Jason or Misty know.
- Well Repair – Pump was pulled, check valves replaced, and plumed some of the inside well house water lines. Our pump was replaced in 2004 and running good.
- Baby Pool – Jason is currently working on the Filtration system. Baby pool will remain closed until completed.
- Security System – Jason has received a bid of \$1,400.00 to enhance our security camera system. Jason will provide additional information in our August Board Meeting.
- Park Generator – Jason has been approached regarding a large propane generator that could be utilized during the winter months for park electricity. This generator would be large enough to power the bath house and well house in the event of a power outage. Jason will give an update in our August Board Meeting and if it would be feasible for the park to purchase.

Admin Report (Misty Stover)

- The park currently has 27 past due memberships. Invoices have been sent to those members with the additional \$40.00 past due fee.
- A new laptop was purchased for \$1,000.00 to be used for monthly board meetings, office use, etc.
- We will be updating our office computers in 2022.
- Preliminary 2022 Budget is prepared and ready for Board review. Budget will be finalized and ready for September 1st deadline.
- Office Tablets would be a good addition to update park site information. This is being researched and information will be provided in August Board Meeting. It has been recommended that 2 tablets be purchased.

New Business

- Picnic Table Replacement – during the flood, 28 picnic tables were damaged/destroyed. The board has given approval to replace those 28 tables and an additional 5 tables for our workers RV spots. The estimated cost for that purchase is a Total of \$6,300.00 - \$189.00 per table.
- Paradise Valley Rules – Beginning July 10th the board agreed to enforce the following: If the Park Rules are ignored by any member or guest of that member, they will receive a verbal reminder by the park manager of that rule. If the verbal reminder is ignored by that person, a standard letter will be given as second warning. If that warning is ignored, the member could be suspended by the park depended upon the severity of the offence. This gives the park manager the support from the board to keep our park a Family Friendly and Safe Environment.
- Multi-Memberships – If a Paradise Valley Member has 2 memberships, one voting member and one non-voting member, and Annual dues for the year are paid, they are entitled to 60 days, 30 days for each membership. The member can utilize the 30 plus 30 days before relocating to another pad. This rule applies to the member – not the RV/Camper.

Motion made by Holly to adjourn and seconded by Jeff.

Meeting adjourned.