

Paradise Valley Resort

Board Meeting Minutes

Date: September 11, 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 : Gaylon Johnson

Approval of Agenda: Motion by Holly, Jeff second

Minutes of August Meeting made available for members.

Financials

Checking Account	\$89,217.00	
Major Improvement	\$163,609.00	(includes \$79,856.00 funds for flood damage)
Savings Account	\$46,458.00	
Total Funds	\$299,284.00	

Old Business

- Property Roof Repair – Contract in place with Gingerich Roofing. All existing roofs will be covered with Dark Green Metal including small Maintenance Building. Work will begin in October 31, 2021 and will be completed in stages. It was decided to order all metal up front ensure best price for material.
- Road Repair - Best option discussed is 2" blacktop from the "Y" at the end of Storage Area, to include both roads that are currently black topped. Work to include repairs all potholes and edges, remove current speed bumps, overlay 2" asphalt. Speed bumps will be replaced after work has been completed. Cassville Sealing and Stripping will be doing the work to begin once park has closed and to be completed in November. Total Bid for work - \$45,500.00. Bob made a motion to accept the bid of 2" overlay with Cassville Sealing and Stripping, Jeff seconded. Motion passed 6 to 1 with Don voting no. *Please Note: While work is being done, campers may have to make parking adjustments to avoid driving on newly laid asphalt. Sites 44-49 and 64-69 will be open with limited access.*
- Year End Meeting scheduled for October 9, 2021 @ 2:00 pm. Sue Smith and committee will be counting all ballots to include new board members, 2021 budget, and updated information. As the voting member, you must sign the envelope (NOT THE BALLOT), include updated contact information (even if all is correct), and return by October 9 @ 9:00 am.
- New Pool Furniture Purchase – 20 Lounge chairs were purchased. Upon delivery, 2 chairs were damaged and the company sent replacement of the 2 plus 2 additional chairs.

- Gravel Purchase – Jason will be ordering more gravel to complete what has been laid to date. The new gravel packs into the creek gravel giving a more secure base for our members. Jason estimates approximately another 15 loads to complete the remaining areas to be covered.
- Office Equipment – it has been recommended that we purchase a new desktop, laptop, and tablet for our office staff. The equipment will be ordered this fall to ensure we get the best price.

New Business

- New Mower Purchase – All the Labor Day Weekend Donations of \$7,500.00 were designated for Purchasing a 2021 Skag Cheetah, 61” cut. The mower comes with a 2 year warranty – parts and labor, new set of mulching blades, and only 4.4 hours of use. The purchase price of \$10,900.00 with a saving of \$4,000.00 off the original price. The remaining balance of \$3,400.00 will be taken from current budget. Shortfall will be taken from October Craft Fair Weekend proceeds.
- Park Generator – Jason will be placing the newly purchased Park Generator behind the bath house. Generator Pad has been ordered with Propane Tanks. This generator will be utilized during winter months for Power Outages to ensure the well does not freeze and to provide power to sites #44, # 45, #46, #47 if needed.
- Winter Projects to include the following: Spread new gravel, road work, roof replacements, repair Septic Tank Area ground work to include fence repair and pumping, Cabins #4 and #5 painting inside, Wall repair in Cabin #4, and additional maintenance projects not yet determined.
- There are currently five delinquent memberships that will be sold beginning September 15th for a price of \$1,600.00 each. Misty will be contacting those interested on the current waiting list. Sale will generate approximately \$8,000.00 for Paradise Valley.
- Craft Fair Weekend scheduled for October 15 & 16. Currently we have 12 booths filled. Anyone interested in securing a craft booth, please contact the office.
- The church group will be guests in our park October 20 – 29. This will be the third year that they have utilized our facilities.
- WOW Weekend will be October 8-10 held at Roaring River State Park.
- Entrance Sign: A committee has been assigned to the repair of our entrance sign. Jeff Holenda is the contact person. The committee is currently looking at the cost of replacing the beams, which are 14x14 bridge girders. They are also checking into other options such as plastic for durability. We will not change the image of the sign because it is a PVR icon.
- The park is in need of some power tools - cordless saws all, etc. We will take donations of good working cordless 20v and 24v tools but will purchase the rest during Black Friday sales in November.
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- Board Member assignments for upcoming projects. Each board member will work closely with Jason according to time frame and budget time lines.

Roads – Gaylon (begin work at the end of 2021 Season)

Roof Replacement – Don (begin work on October 31)

Bath House – Sandy and Clyde (in Future projects)

1/3/5/10 Year Plan – Steve

Sign Repair – Jeff and Chris Cruze (Timeline to be approved)

Job Descriptions – Sandy (to be completed by January 1)

Up- date PVR Bi-Laws - Holly

Motion was made to adjourn

Steve made the motion and Don seconded that motion.