

**CAMPER'S HOLIDAY ASSOCIATION
BUSINESS MEETING
FEBRUARY 26, 2010**

The meeting was opened at 10:20 am by President Sue Flanagan with the Lord's Prayer and the Pledge of Allegiance.

ROLL CALL: Marlene Cleaves, Sue Flanagan, Jo Jones, Sallie Dunning, and John Vleuten. Norma Champagne-absent. Quorum established.

MINUTES: The minutes of the January business meeting have been approved as distributed.

MEMBERSHIP ANNOUNCEMENTS

*Qualified Property Management has hired a new maintenance person. His name is Bill Trudell.

*Directory- Contrary to rumors, we haven't discontinued the roster. We have combined the telephone list and roster into one booklet. The directory booklet can be obtained Wednesday morning, March 3rd at the rec hall from 10 A.M.-12 P.M.

TREASURER'S REPORT – There is no report at this time. QPM is still finalizing our financials.

MANAGER'S REPORT – Jim Keller will be changing his days at Camper's Holiday. He will now be in the office on Tuesdays and Thursdays.

COMMITTEE REPORTS

Beautification (Mary Elmer)

Kathy Pribble will be our new chairman of Beautification committee. Please help her when needed and sign up to be a member of her committee. Spring clean up day will be March 26 at the pavilion at 9A.M.

Campground Committee (Renie Shaw & Hank Meylan)

MEMBERS: Norma Champagne, Linda Gordon, Gary McClay, Lenny McClay, Hank Meylan, Renie Shaw, Bob & Linda Tanner, John Vleuten.

The campground committee has completed updating several documents which will be available on our website in the near future. We are recommending that the Board of Directors consider the following motion.

MOTION: I make a motion to approve the new storage rate at \$60 plus tax per month. This includes one RV and a golf cart. Any additional item, such as, a tow vehicle, automobile, box trailer, boat, etc, will be charged \$60 per item, plus tax, per month.

Motion was made by John Vleuten and seconded by Marlene Cleaves. Approval unanimous.

Lot Transfers (Tom Livecchi)

New Lots for Sale:

A-28,A-71, B-32, C-60, C-72, D-40, D-62

Sold Lots: B-53

Pool Committee (Onalee Lakins)

A reminder, when using chairs at the pool, do not put them on the yellow lines. A good time was had by all at the dance. A profit was made of \$223.00.

Troops (Gail Cleaves)

Thanks to everyone for the pillows, liners, goodies and dedicated helpers. Packing the boxes will be March 9th.

REPORTS FROM BOARD MEMBERS

RV Storage, Rentals, & Tree Permits – Norma Champagne

RV Storage-After checking in with all the owners, there was no other damage other than the Wright's stolen truck.

Pink Slips: given to B-11 to pack for trip, C-72 for visitors use, D-76 for visitors

Trees: A tree seminar was held on Feb 2nd with USA Tree Service. We received excellent information.

County approval of trees removed: A-48, A-49, A-66. Trees not needing county approval: A-76, A-35, A-45, C-51, A-19, and B-28.

Rentals: Two were approved.

General Maint/Buildings & Grounds – Marlene Cleaves

Our new maintenance man, Bill Trudell has been learning the ropes and we are happy having him aboard.

Repairs: We are still repairing the fence from the break in at the storage area. Thank you to all the volunteers who have donated their time and effort in this project. There was an electric problem in the camp ground. An electric box and breakers were replaced. Gary McClay is looking into prices of parts we will need on this second project. A special thank you to the campers for their patience and help, while the electric was off.

Folks, please do not overload the garbage bags. THANKS FOR ALL OF YOU WHO ARE RECYCLING!! We are saving money by taking less loads each week to the land fill. Our saving is approximately \$300 a month in peak season for recycling.

Activities – Sallie Dunning

Monies earned this month:

Bingo dinners	\$574.69
Pig Roast	502.00
Golf Dinner	222.00
Coffee & Donuts (Craft Sale)	56.50
Ice cream social	21.05

We had to replace the compressor on the freezer at the cost of \$1,365.00.

We have many upcoming events. Check the blue book and sign up.

Standards – John Vleuten

Inspected 9 properties for sale: A-28, B-20, B-32, B-53, C-1, C-60, C-72, D-40, D-62

Permits issued: A-2, roof repair; A-20, new windows & patio pavers, A-23, new door; A-36, new roof; A-45, new carport; A-80, new shed; B-1, shed roof repair; B-5, new roof; B-7 new pavers; C-3, new windows; C-12, new windows and roof repair; C-25, new park model, D-21, new roof; D-47, new windows; D-55, new windows; D-64, new roof; D-75, new windows; D-28, new carport.

Water/Sewer – Sue Flanagan

First, thank you to all who have made recommendations on how to rectify the situation we have with the sewer plant. I have passed all of those to our Engineer.

Has everyone received the Sewer Plant update by Duane Cleaves? There are a couple of things that I would like to add and even clarify further. As Duane stated in his update, he contacted the DEP. We would like to think that someone would come to the Board first, prior to contacting a state agency like the DEP. After the DEP was contacted on Friday, Feb. 5, Duane and Robert Wortman came to the Office and met with Jim Keller and me. They were concerned about our licensed operator and handed me a document stating that the licensed operator had been incarcerated in the past. I said we would investigate and we contacted our attorney. This person came recommended highly by the DEP; he had the credentials plus a \$1M liability insurance policy. As I stated at the Meet the Candidates, we do not do background checks on vendors. That would be like doing a background check on ATT or USA Tree Service. The licensed operator's contract was terminated the following Friday. We hired a new licensed operator on Saturday. I have been asked why we did not hire Eric Karl, our previous operator, back. Eric did not bid to do full operation which is what the Board really wanted and we feel that he may have overlooked some things in past peak seasons.

Continuing with their concern about the plant, I said I would contact the DEP, which I did. That led to Vicki Wheeler's first visit on Feb 8. Since then, we have closed the laundries, we are trucking out water to the tune of \$225 per truck load (and I want to thank Duane for negotiating that amount down from \$250 to \$225), we have asked you to conserve water, and we have hired an engineer at a cost of \$130 an hour.

In Duane's update, he stated that Vicki was upset with the licensed operator's negligence. The fact is she was upset because he had not reported that we were discharging on a continuous daily basis. He was attempting to protect us from fines by trying other fixes first. One of which was the heightening of the emergency overflow pipes. These pipes are just that: for an emergency. Our permit states that we are not to discharge anything to the environment. Raising the height on the pipes kept the plant from discharging but raised the ponds as well. Ultimately the ponds were raised enough and began discharging again.

In Duane's update, he stated that the sewer plant can handle our volume at peak times. The sewer plant itself may be able to handle the volume, I will leave those figures up to the engineer, however, in my opinion, our ponds cannot. Did you know that we are supposed to be able to empty one of our ponds every 10-14 days so it can dry out? Then empty the next pond and so on.

Another statement by Duane in his update, "to the best of my knowledge, we have never been fined nor had any major problems with the sewer plant in the 14 years I have been here. 12 of those years I helped take care of the plant." On Vicki Wheeler's first visit out here, she said she had read all of the DEP's documentation and could see that this has been an ongoing problem during peak season and that it had not happened overnight. She stated that this board had "inherited the problem."

In an attempt to resolve the sewer plant and ponds issue, John Vleuten and I wanted to keep Duane Cleaves in the loop, since he is very knowledgeable about the sewer plant, and even though he is no longer a board member. We invited him to all the meetings with the DEP and the engineer. We relied on his expertise and we were sending out communications as a team. We were surprised when he chose to go solo in his last communication.

On Feb 20-24, there were 37 people out of the park on a bus trip. During those days, we were not discharging. I'm not sure if the people being gone helped, if the water being trucked out helped, if the warmer weather helped or whatever the contributing factors, we still have a serious problem. The new licensed operator has made some manual changes and the engineer is working very closely with him to maximize the sewer plant running at peak performance. We have implemented these short term solutions and we are going to receive recommendations from the engineer on how to proceed with a long term solution. It may be adding another pond or some holding tank, or increasing the leach field. I do not know at this time. I expect this to be an expensive proposition and I see an assessment in our future. I've learned quite a bit lately about the sewer plant and ponds. I've heard stories about people going to the sewer plant in the middle of the night and letting water

out. Had this situation been addressed instead of ignored in previous years, we may not have had to deal with it today.

MOTIONS TO RATIFY BOARD DECISIONS

I make a motion to ratify the Board decision to cancel the contract with Alchemy Environmental Utility Services.

Motion made by Marlene Cleaves – seconded – John Vleuten – Approved unanimously

I make a motion to ratify the Board decision to hire David Kingsbury, a licensed operator, effective Saturday, February 13, 2010.

Motion made by Sallie Dunning –seconded – Marlene Cleaves – Unanimously approved

I make a motion to ratify the Board decision to hire Lockhart Engineering to assist with short and long solutions to the sewer plant issue.

Motion made by John Vleuten – seconded Marlene Cleaves – Unanimously approved

COMMENTS FROM THE PRESIDENT:

Clayton & McCulloh, Attorneys: Should we renew contract or should we hire an attorney through QPM? Current attorneys have been slow to respond to our needs and expensive. Costs will be investigated.

Authorization for Occupancy Form should be updated to include some verbiage that the agreement is between the owner and renter and the Association is not responsible and cannot enforce said agreement. The current form is dated 04/06. Owners should be current with their condo fees in order to rent their units. The unit itself should be livable. We will bring a revised form to the next business meeting for discussion/approval.

UNFINISHED BUSINESS: None

NEW BUSINESS: Estoppel letter: in our case, this is used in a transfer of real property before the Closing transaction. It is a document listing assessments or taxes due, to incorporate these amounts into the Settlement Statement for the buyer and seller of the real estate. All assessments and payments due must be incorporated into the amounts due at Closing and paid at the time of the Closing. Some amounts may be pro-rated, but all must be included in the Settlement Statement. The estoppel letter facilitates this process. Is this something that CH will provide? Should there be a charge to the unit owner?

NEXT MEETING: Return to the 3rd Thursday of each month: Thursday, March 18 @ 10 am

ADJOURNMENT: Meeting adjourned at 11:10 am.

Respectfully submitted,

Jo Jones
Secretary