

**CAMPER'S HOLIDAY ASSOCIATION
BUSINESS MEETING
MARCH 18, 2010**

The meeting was opened at 10:00 am by President Sue Flanagan with the Lord's Prayer and the Pledge of Allegiance.

ROLL CALL: Sallie Dunning, Mary Elmer, Sue Flanagan, Tom Livecchi, Hank Meylan, Ron Shaw, Norm States, John Vleutin. Marlene Cleaves-absent. Quorum established.

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

MEMBERSHIP ANNOUNCEMENTS: Mary Elmer

We have lost one of our long time owners: Slim Patterson. Dot Wisely and Charlotte Bays have also passed away. Please keep their families in your prayers. Please remember to notify me of deaths and sickness of our members.

U.S. Census Bureau will be sending a team of Census takers to CH on Tues, March 23 at approx 10 am. They will have identification tags. They will go door to door and speak to everyone. In addition to this announcement, we will put a notice in everyone's mailbox in the next day or so.

Vacation forms have been put in everyone's mailbox. Please let the GH know when you will be leaving for the summer. When you are planning to return or when you arrive, please advise the GH. When forwarding your mail in the fall, please give the Post Office your lot number in your forwarding address.

CORRECTIONS: FOR DIRECTORIES, A-11 Bert & Judith Morris, C-01 Danford & Sylvia Johnson, D-36 Howard & Barbara Ewert, Treasurer, Norm States 848-0283, D-65 Frances Darrah 352-345 -3637. Anyone who hasn't picked up their directory, can do so by coming to my house.

COMMITTEE REPORTS

Beautification (Mary Elmer for Cathy Pribble)

Spring clean up is this Friday, March 26. Meet at 9 A.M. at pavilion with rakes.

Campground Committee (Renie Shaw & Hank Meylan)

Renie Shaw stated that the Campground Committee is investigating options for campground electric/water/sewer upgrades. The committee is gathering ideas and fact finding for necessary updates in the campground. They would like to finish the rest of the campground to upgrade each site for 50amps. Norm and Ron are working with Gary McClay who will provide us with additional information.

Gary McClay has received 2 bids and is waiting for another bid. A cost analysis is being looked at on MH1 & MH2; they may be removed as the cost to get ready to rent them plus taxes and insurance outweighs what is received in rental income.

Lot Transfers (Tom Livecchi)

Lots sold: B-53, C-01, D-36

Added lot for sale A-57

Pool Committee (Onalee Lakins) Final count to share with the pool fund is \$619.78. The pool was shut down for a few days for repairs. We apologize. Thank you for your patience.

Troops (Gail Cleaves) - Per Shirley Harris, 27 boxes were mailed.

REPORTS FROM BOARD MEMBERS

Treasurer – Norm States

General Comments

Qualified Property Management has excellent software for generating financial reports. In the future we will be able to generate many types of reports related to all phases of our operations. As treasurer, my goal is to streamline financial procedures and tracking of expenses.

Requisition Form

We will be implementing a requisition form and procedures for all purchases. This will provide a system of tracking all expenses so they can be charged against the appropriate account. This form will be available at the gate house.

Fueling Account

An account has been established with Murphy USA for purchasing fuel. This account will eliminate the use of petty cash for fuel purchases. It will provide accurate accounting of all fuel.

Financial Report

Current Assets - Checking/Savings	\$ 19,018.05
Reserves - Scudder & Money Market	\$367,631.50
Water and Sewer Reserve	\$ 54,869.25

Financial Balance Sheets will be posted on the Rec Hall bulletin board, on Camper's Holiday Web Site and distributed with meeting minutes.

RV Storage, Rentals, & Tree Permits – Hank Meylan

Permits for parking camper/motor homes in condos: A-40 1 week; B-17 1 night; A-38 13 days

Permission for trimming/cleaning trees: C-43 trim branches over shed; B-16 Trim branches over shed; B-01 trim branches over shed

Application for tree removal: C-7 3 pines 9",15",16"; C-01 pending

Authorization for Occupancy (Rental Agreement) needs to be updated to state that this is an agreement between the unit owner and occupant only.

MOTION by Hank Meylan: I make a motion to change the Authorization for Occupancy form to include, "This is an agreement between the unit owner and occupant only. Seconded by Sallie Dunning. Vote passed unanimously. Form will be updated.

General Maint/Buildings & Grounds – Marlene Cleaves

Wood was purchased and volunteers built a fence around the culvert behind the pond up front. A gate made with angle iron and 5/8" crane cable was purchased to run between the telephone poles. Volunteers should have this project done by the end of the month with a cost around \$1000.00. Thanks to all the volunteers for the time and effort they donate to our community.

Activities – Sallie Dunning

March was a very busy one. Flea market bake sale, coffee & doughnuts, sausage, & hotdogs took in \$771.25. Monies were split 3 ways between Beautification, Campground and Pool Funds.

Bingo Suppers - \$553.10 ; golf dinners -\$140.49; \$20.00 donation from Mi. Pot Luck; Total for March--\$713.59

Upcoming events: Picnic for Spring Fling on Friday at noon; Ice Cream social at 2p.m. on Sunday; Breakfast Sat. 3/27 at 8-10a.m.; Vegetable Market Thurs 3/25 1p.m.; Golf scramble & dinner April 2nd; Easter Pot luck, Easter Sunday at 2 p.m. (\$3.00 donation for the meat.) Signup in the blue book. AARP Driving Course April 7th & 9th (*2Day course) Signup sheet minimum 12 people

Standards – John Vleuten

Inspected one property for sale A-57 Permits issued: A48 roof repair; B1 roof repair; B35 new roof; B53 demolition permit; C7 shed; C21 awning; C25 room addition; D36 roof repair; D45 roof repair

Utilities-Wells/Sewer – Ron Shaw

The DEP is still dropping in unexpectedly. Yes, we still are overflowing. We are waiting for the engineer to give us his study results. Wells are doing fine.

Sue Flanagan added that CH has spent approx \$5,300 on hauling water out of the ponds since 2-8-09, which was the date that the DEP first came out. According to the engineer's estimates, the ponds are holding approx 1.3 million gallons of water. The ponds should be percolating 2" of water daily, which they are not. This could be due to sediment, high ground water, or other issues. The engineer has asked that we do everything we can to save water before it gets to the sewer plant. That way it will be less costly for whatever recommendations we may receive. It was agreed to get water saving ideas out to everyone.

Member-at-Large + Ins/Adv – Tom Livecchi

All insurance policies are current and paid. We advertise in 6 different places.

CORRESPONDENCE: We received a letter from several campers who were concerned about the sewer plant and that the campground was the only source asked to conserve water, by the laundries being shut down. John Vleuten and Sue Flanagan spoke directly with the campers, explained the situation and they were satisfied with our explanation.

We received two other letters via certified mail. Richard Vogel (A-30) had concerns regarding our finances and the management company. He was provided with CH October and November financial statements, a cash disbursement report since QPM has taken over the finances, and a copy of the February BB&T statement. Vickie Kean (B-03) also had questions about the management company and requested documentation, i.e., copy of QPM contract, CH Articles of Incorporation, etc.

UNFINISHED BUSINESS:

Estoppel letter was discussed and the general consensus was that it is a service to our members and there should be no charge.

Clayton & McCulloh sent us a "Contract Renewal of Relationship." They will remain our condominium attorneys at this time. We were unable to get comparison rates from two other firms.

NEW BUSINESS:

When will the audit committee have their first meeting? To be announced.

Do we have insurance to cover vandalism? No, we have it on our structures only and liability. We will look into that for the future.

Do we have a surveillance program for the storage area? We will look into this.

NEXT MEETING: Thursday, April 15 @ 10 am

ADJOURNMENT: Meeting adjourned at 11:30

Respectfully submitted,

Mary Elmer
Secretary