

**MINUTES OF THE
PEACEFUL VALLEY PROPERTY OWNERS' ASSOCIATION,
INC.'S BOARD OF DIRECTORS MEETING
HELD ON APRIL 17, 2015**

I. MEETING CALLED TO ORDER BY:

Tom Eilermann, President, called this meeting to order at 7:41 pm on Friday, April 17, 2014, at the PVPOA, Inc.'s lodge in Owensville, MO.

II. ROLL CALL:

Glenn Boettcher
Geri DeAngelis
Thomas Eilermann
Jennifer Hinson
Robert Kayser
Charles Kinworthy
Chuck Kinworthy
Carl Kurtz
Richard Pierce

III. DIRECTORS PRESENT:

Glenn Boettcher, Geri DeAngelis, Tom Eilermann, Jennifer Hinson, Charlie Kinworthy, Bob Kayser, Charles Kinworthy, Chuck Kinworthy, Richard Pierce

IV. DIRECTORS ABSENT:

Carl Kurtz

V. GUESTS

Lolle Boettcher, Phil Anderson

VI. GUESTS ISSUES

VII. APPROVAL OF MINUTES

After a review of the March Minutes, Chuck Kinwothy made a motion to approve the minutes. Bob Kayser seconded the motion. Upon a vote, the motion passed.

VIII. APPROVAL OF TREASURER'S REPORT AND RECAP

The March Treasurer's Report and Recap was tabled until May.

IX. REVIEW AND APPROVE BILLS

GENERAL DISCUSSION:

Jennifer stated that from here on out, there will be detailed descriptions on all transactions on the vendor transactions list.

After a review of the March Paid Bills, Richard Pierce made a motion to approve the paid bills for March.

Chuck Kinworthy seconded the motion.

Upon a vote, the motion passed.

X. COMMITTEE REPORTS:

A. OPERATIONS - see attached report

1. **Maintenance**
2. **Security**
 - a. Currently, 1 night guard & 1 day guard.
3. **Roads**
4. **Work Orders**
5. **Equipment**
6. **Site Manager Report**
 - a. Put rock in ditch over by Coleman's.
 - b. Put rock on West Skyline.
 - c. Cleaned culverts & ditches around the lake roads.
 - d. Started draining the pool.
 - e. Mowed grass.
 - f. Cleaned up burn pile.
 - g. Interviews for security employees.
 - h. Put up new flag.
 - i. Sanded and painted cinder spreader.
 - j. Picked up new blade for behind tractor.
 - k. Working on marking roads and getting bids.

B. LAKE

1. **Boats**
2. **Fish**
3. **Weed Control**
4. **Dam**

C. MEMBERS FACILITIES

1. Pool

- a. Vaughn Pool doesn't want to do anything until Rolla comes out.
 - i. \$1000 to do measurements
- b. Chuck Kinworthy to guide Dale on how to clean properly.

2. Campground

3. Storage Yard

- a. 4 trailers with no numbers or names
- b. 1 boat with nothing on it
 - i. found name – Michael/Bonnie Thompson – but no contact

4. Beach

5. Pavilions

- a. Good condition.

6. Tennis Court

7. Beautification

- a. Tree and plaque in memory of Neal Turnbough to be placed.

D. ADMINISTRATIVE

1. Office

- a. Audit performed by Phil Anderson and reviewed by Loretta Heckelmann.
 - i. See attached report.
- b. Membership card, car stickers, and boat stickers were ordered.
 - i. Violet color.
- c. Waived (free) membership is coming from membership activities.
- d. Website was updated.
- e. By-law changes of “family” and “ownership” need to be defined.

GENERAL DISCUSSION:

Jennifer Hinson made a motion to table the by-law changes except for meeting day. A committee is to be formed to review and overhaul current by-laws to be passed at the 2016 annual meeting. Chuck Kinworthy seconded the motion. Upon a vote, the motion passed.

2. Lodge

3. Member Activities

- a. Game night after annual meeting.
 - i. BBQ pork ribs and potluck dinner at 4.
- b. Work Day on May 9th
 - i. Games and activities all day
 - ii. Chuck Kinworthy to bring liners for trash pick up.
 - iii. Grilling hamburgers and hot dogs
- c. Adopt-a-road Program to be introduced at annual meeting

GENERAL DISCUSSION:

It was brought up previously about wanting to get a TV for the lodge. It was asked if that was still in the works. Geri mentioned that now would be the time because Wal-Mart is switching their old inventory out for new.

Bob Kayser made a motion for Jennifer to purchase a new TV for the lodge.

Richard Pierce seconded the motion.

Upon a vote, the motion passed.

IX. OLD BUSINESS

- A. Pool handrail and ladder are in.
 - i. Dale is to check measurements.
- B. Numbering system at the campground is to begin.
 - i. Numbers are ordered.
 - ii. Pipes are in.
- C. Lodge door
 - i. Previous ordered one can't be returned.
 - a. Sell it to anyone in the market for one.
 - ii. Metal, Double French, 32" doors, 6 panel, Swings Outward
 - a. Roberts-Judson - \$475 (2-3 weeks)
 - b. Lowe's - \$440 (3-4 weeks)
 - c. Pella (steel door) - \$2125.99
 - d. Pioneer – system down. Call with price on 04/18/15.

GENERAL DISCUSSION

Double check measurements and make sure it is a core door so that it can be powder coated.

- D. Andrysek lawsuit.
 - i. Unable to come to a settlement they like, so they're asking for PVPOA to give them an additional \$3000.

Charlie Kinworthy made a motion to dig pipe and move it two feet onto their property.

Glenn Boettcher seconded the motion.

Upon a vote, the motion passed.

GENERAL DISCUSSION:

Richard Pierce to contact Carl Jenkins

Jennifer Hinson to write a letter to the Andrysek's to state we're moving the pipe. Copy of the letter to Brown.

X. NEW BUSINESS

XI. FORMAL COMPLAINTS

XII. BUILDING PLANS TO BE APPROVED

- A. Robert Kayser – Replace existing timber wall on gravel driveway.
i Bill Krause to do work.

- B. Mike & Bilinda Garlock – Removal and replacement of storage shed.

GENERAL DISCUSSION:

Board asks that the Garlocks resubmit the plans once it goes along with the restrictions – no more than 20' from the road, 6' from the side, 30' from the water

- C. Don Baker – Home Plans

GENERAL DISCUSSION:

All access must be from his lot and no others. Don't put trees and/or stumps in the burn pile.

XIII. NEW MEMBERS TO BE APPROVED

- A. William & Pamela Littrell purchased lots 10 & 13 East Hills II Block IV from Jeffrey & Jacqueline Wisdom.

All paperwork has been submitted. Dues are current.

- B. Mikell & Melissa Burkhardt purchased lot 619 North Hills Plat II from Trudy Murphy on the courthouse steps.

All paperwork has been submitted. Dues are current.

- C. Ryan & Keri Angell purchased lot 3 North Hills Plat VI from Roy & Euphrasia LeBold on the courthouse steps.

All paperwork has been submitted. Dues are current.

- D. Ronald & Cody James purchased lot 387 Golf Course from Scott & Christine Alexander.

All paperwork has been submitted. Dues are current.

- E. Matthew Lincoln & Robert Hughes purchased lot 621 North Hills from Ernest & Katherine LOrtz.

All paperwork has been submitted. Dues are current.

Richard Pierce made a motion to approve all new members upon board member review.

Chuck Kinworthy seconded the motion.

Upon a vote, the motion passed.

Charlie Kinworthy made a motion to adjourn to executive session at 10:18 pm.
Jennifer Hinson seconded the motion.
Upon a vote, the motion passed.

**XIV. EXECUTIVE SESSION
HELD**

XV. ADJOURNMENT

Jennifer Hinson made a motion to adjourn at 10:55 pm.
Charlie Kinworthy seconded the motion.
Upon a vote, the motion passed.