

# ***Peaceful Valley Lake Property Owners' Association August 2019 Board of Directors Meeting Minutes***

August 16, 2019

## **I. Call to Order:**

## **II. Roll call:** Directors absent indicated by ~~bold strikethrough~~

Charles Kinworthy, Jr., President  
Lorraine Andrysek, Vice-President,  
~~Carol Wilka, Treasurer~~  
Gary Hacker, Secretary  
~~Kim Burkhardt~~  
Tom Bush  
Carol Eilermann  
Dan Hoemeke  
Mark Martinez

## **III. Guests:**

Kirk Haeffner, Jill Colley, Bob Oreskovic, Todd Davis, Bob and Shellie Buchmeier, Toni Kayser, and several others in support of retaining the swans.

## **IV. Guest Issues**

Kirk Haeffner discussed his issue with the campground surcharge of \$5 per every night over 7 nights of camping per season. "Why aren't we charging swimmers for the pool?" was one of his questions. Various board members discussed the reason for the surcharge was to deter members from occupying spaces when not actively camping.

Jill Colley discussed issue with weeds and logs at the upper part of the lake. The board discussed how well the weed control measures we're taking are starting to work and how heavy rains this summer have floated large logs into the lake that will eventually work their way to the spillway.

## **V. Approval of minutes from last meeting**

Carol Eilermann moved to approve the July 2019 Board Minutes. Tom seconded, motion carried.

**VI. Approval of Treasurer’s Report and Recap—(Note: there will be a proposal to consolidate this agenda item with Review and Approve Bills.)**

Lorraine moved to approve the treasurers report and consolidate review and approve bills agenda item into the Treasurer’s Report. Carol Eilermann seconded, motion carried.

**VII. Review and approve bills.**

See note above about consolidating this agenda item with Treasurer’s Report

**VIII. Old business**

**a. Bridge Repair:**

Charlie noted that the bridge damage is more cosmetic and not structural. The contractor we’ve been talking with has been too busy, so we’ll need to look at alternatives.

**b. Need for Additional Hires**

At the last meeting we talked about having Chris check around to see if there are workers he’s familiar with that may be willing to work the occasional part-time, in addition to Charles Snodgrass. The issue is that it’s challenging to find someone in the current economy who is not a retiree that is willing to work 20 or fewer hours per week with no benefits. We also wanted to see if Marie was willing to work a few early days to monitor early morning trespassers. We checked with Marie and while the pool is still open, it’s a little too much.

**c. Airbnb Rentals**

Charlie discussed with the owner that had her house listed on Airbnb to honor any outstanding rentals, but to cease until we can get member feedback. Also, we asked that she notify us when renters are expected. She had a renter this past weekend and did notify us. The issue is that our rules for renting and member privileges for renters are designed for long-term renters. Airbnb and VRBO have enabled short-term rentals of rooms or homes and our current rules do not address short-term rentals. Carol Eilermann moved to hold a special membership meeting on October 19<sup>th</sup> to hear from members and resolve this issue. Mark seconded, motion carried.

**d. Membership privileges for PVL employees as a loyalty incentive.**

Dan and Gary came up with the following formula to determine eligibility for membership privileges.

We have two categories of employees, year-round part-time employees and seasonal part-time employees. Our year-round employees generally get 20 hours per week (Kim and Chris) but our cleaner Cindy gets more like 10 hours per week.

- When year-round or seasonal employees reach 1000 hours of service, they would then qualify for membership privileges,
- When year-round employees reach 2000 hours of service, they earn 20 hours of paid vacation, plus 20 hours of paid vacation for every additional 1000 hours worked.

Rationale: the average full-time work year is just over 2000 hours, so a year-round 20-hour per week person would work about 1000 hours in a calendar year. A seasonal employee would earn membership privileges over 2 to 3 seasons or more.

Paid vacation should be for year-round employees only and that they earn that privilege over the equivalent of 2 calendar years of service, then they earn it for each subsequent calendar year of service.

Looking at our current employees, Kim would earn membership privileges about the time she comes up on her year anniversary this October, then will earn vacation about a year from October. Chris will come up on his year next June. Cindy on the other hand would have to put in 2 years since she only works about 10 hours a week.

For our seasonal folks, Marie and Lorrie most likely have already earned the membership privileges. Jane & Janet would have to work another one or two seasons before they would qualify.

Some discussion, but general agreement among the board members. Gary moved to accept this proposal, Dan seconded, motion carried.

**e. Finalize boundaries for property transfer to PWSD.**

PWSD has proposed boundaries for the property around the water tanks and lagoon. We need to either agree with their proposal or suggest an alternative. We discussed their proposal and agreed on the proposal for the lagoon area but modified the proposal for the area around the water tower to not include the guard shack area. Gary met with Mike Garlock to show him the counterproposal and he agreed with the changes. PWSD will arrange for a surveyor to subdivide the properties and will take care of all the legal fees associated with recording the property and the property transfer. Carol Eilermann moved to accept the proposal, Mark seconded, motion carried.

**f. Discussion of possible dues increase or special assessment.**

We agreed to develop two budget proposals for the Annual Membership Meeting to vote on, one that includes a significant increase for taking care of the lake issues, and the other to stay at about the current dues level. As part of this discussion we addressed Charlie looking into installing security gates at the upper and lower entrances. Gary checked with Mike Mundwiller about putting a gate across the road that connects Lake Road to Woodson and Mundwiller's answer was along the lines of "it's your property—put one up and see if anyone complains" and also suggested talking to Gasconade County Southern District Commissioner Jerry Lairmore as he had done something similar in the recent past.

Charlie spoke with Jerry about the gate and said it shouldn't be a problem. He also checked with several vendors about security gate options and it appears that we would need 3 gates, with each being about \$6,000.

**g. Update on Dog Bite and Dock Squatters**

We received the police report about the dog bite incident from last month. Gary put a note out to the newsletter recipients about the incident and advised that we would start rounding up any nuisance dogs and take to the nearest shelter. Certified letters were sent to the dock squatters and several of them removed the boats, but here are at least 4 that may be ignoring the admonishment. Chris installed a WebCam last week overlooking the marina that the Boettcher's allowed us to hook into their internet for the feed. We will be monitoring the camera to see if any of the remaining boats are moved within the 48 hours period.

Lorraine suggested that now that we have a camera, we have the squatters tell us when they move the boat and verify with cameras. Gary mentioned that we needed to place a range extender at the Boettcher's to extend the WIFI to the camera.

**h. Need update on when the road resurfacing is expected to begin.**

According to Tom, the road contractor should be on-site after Labor Day. The board discussed that it was getting late in the season for the chip and seal to set properly and decided to set a cut-off date of September 13<sup>th</sup> for any resurfacing to begin.

**IX. New business**

**a. Care and Feeding of the Swans**

We got notice that Ruth Cummins, who worked for years for Elizabeth Rowe, had made arrangements that someone would be coming in to remove the swans since "Peaceful

Valley had told Elizabeth that we weren't interested in maintaining them" after Elizabeth's passing. Gary contacted Ruth and told her that this wasn't the case, that the topic had not come up in his time on the board. Ruth mentioned that this was something that Elizabeth had heard "several years ago" so it probably pre-dates any of our tenure on the board. Gary told her to please hold off on any moves until the board can decide what to do. Elizabeth had been feeding the swans, particularly over the winters and providing a safe shelter near her dock. We need to decide if the association wants to take on that responsibility. Ruth mentioned that Elizabeth didn't leave anything in her will for the care and feeding of the swans, the gazebo area, or the landscape block wall.

Bob and Sherrie Buchmeier volunteered to take on the responsibility to take care of the swans. They recently bought the lakefront property where the swan pair that had the 9 cygnets this spring. The board agreed to take on the cost of the feed corn.

#### **b. Sale of PVL-owned lakefront lot**

Long-time member Paul Pellegrin is interested in the PVL lake lot that we own between Dan Hoemeke's and Vincent Coletti's lots. The board discussed that the lot is at the end of Villa Vista and was left vacant because of being a major drain into the lake, as well as the location of one of the manholes into the sewage system. The board agreed to leave this as green space.

#### **c. Mid-Year Budget Review and Aging Summary**

At the beginning of the year, we purposely budgeted our maintenance wages as if they were going to do the landscaping, with the intention of moving maintenance wages and equipment maintenance budget allocation into contracted lawn maintenance should our cost-benefit analysis recommend we go that route. Gary proposed to move \$13,000 (\$10,000 from Maintenance Wages and \$3,000 from Equipment Repair and Maintenance) as an adjustment. Also, with the Pool Pump repairs this summer, Gary recommended recommend moving \$2,000 from Equipment Repair and Maintenance to Pool Repair and Maintenance. Lastly, we've agreed previously to reimburse security employees and Kim \$25/month for their mileage, rather than having them keep mileage logs. Our budget still had \$400 under Mileage so it's recommended to move \$400 from Mileage to Reimbursement, and \$150 from Equipment Repair and Maintenance to Reimbursement to cover. Dan moved to accept the recommendation, Tom seconded, motion carried.

#### **d. Tax Sale Considerations**

The Annual Collector's tax sale is a week from next Monday (Aug 26). There are 10 properties on the sale this year. Four are 3<sup>rd</sup> sales that we need to consider whether we want to purchase them at the silent auction if they don't sell. The other ones are 1<sup>st</sup> or 2<sup>nd</sup>

sales, which means there's some hoop-jumping to go through for the buyers, so they generally don't sell. The board agreed to continue to hold liens on the 1<sup>st</sup> and 2<sup>nd</sup> sale properties, but waive them on the 3<sup>rd</sup> sale properties. The board also agreed that if no one bid on the four 3<sup>rd</sup> Sale properties that the Association would bid on the properties. In the past, the so-called 4<sup>th</sup> sale properties would generally sell for about \$150 per lot. The board agreed that Gary would be authorized to bid up to \$175 per property.

#### **e. Goats on the Go Proposal**

We received a cold-call by a new "Goats on the Go" franchisee yesterday. She's out of Sullivan and came up to take a look at the dam and some other locations (storage yard and behind the flagpole). She's provided an estimate of \$200 for the storage yard and \$100 for the area behind the flagpole, with a \$100 delivery and set up fee. She can start on/about Sept 6<sup>th</sup>. She believes that the area behind the marina would take a day or less, and the storage yard 2-4 days. She only has 15 goats in her herd right now, so she was going to get with some of the other franchisees (only 4 in MO) and see if they can work something out for the dam and get us an estimate. She told me usually \$400-\$700 per acre and we've got about 2.5 acres on the backside of the dam.

There was discussion about whether it would be cheaper/better to have the maintenance team do the work with weed eaters, or have the goats take care of it. Costs were roughly the same, but with goats doing the work you don't have issues with ticks and the horse-and-deer-flies that are around this time of year. The board agreed to use the storage area as an experiment to see how well they do.

#### **f. Establishing additional no-wake zones in cove near beach and along dam. (Note: because we were running late, his topic was tabled until the next meeting)**

~~We have a suggestion to set up a no-wake zone in the cove near the beach and along the dam. Our rules are such that boaters must stay 55' away from the shoreline and docks. If you draw a 55' line in the lake from the both shores there comes a point at which a boat at speed cannot make a safe turn without breaking into the 55' stand-off distance. According to the graph below, a monohull (meaning most speedboats) traveling at 20 knots before going into a safe turn would require approximately 200' turning diameter to complete the turn. Pontoons are less maneuverable, but jet skis are more maneuverable. It is safe to say that at the slowest maneuvering speed that any boat would need at least 2 1/2 boat lengths to complete a turn. That means that the typical 20' pontoon boat would need at least 50' diameter at slow speed to turn the boat.~~

~~As for the dam area, we need to consider a combination of safety, dam preservation, and just plain consideration for people putting boats in and out as rationale for placing a no-wake zone along the dam. Safety in that more than once boats towing skiers or tubers~~

~~have gotten well within the 55' limit, whipping their towed payload dangerously close to the shore. Reducing the size of the waves hitting the shoreline in the rip rap area would be one method to better preserve the dam. Also, for swimmers, anglers and anyone putting a boat in or out of the water by the dam, having less wake to deal with would make it more enjoyable. Boats docked at the seawall wouldn't get pounded as much.~~

~~Most boaters tend to stay a respectful distance from the dam when at speed, so placing a 110' no wake zone across the lake would be little to no impact. For those boaters and jet skiers that are more irresponsible, it would be one more safety measure.~~

## **X. Formal Complaints**

None as of 8/12/2019

## **XI. Building Plans to be approved**

Justin Hinson wants to build new house on recently acquired property.

Michelle Norris recently bought the house at 1569 Villa Vista Dr. and wants to build a garage.

Both projects approved.

## **XII. New members to be recognized.**

Ammerman, Charles #1804

- a. Lot 674 North Hills Plat III
- b. Previous Owners Greg & Kurt Brenner

Hinson, Justin #421

- a. Lot 34 East Hills II Blk V
- b. Previous Owner Africano Trust / Deborah Doyle

Lang, Ron and Rita #26

- a. Lot 17 Block 5 East Hills Sub 2
- b. Previous Owner Brenda Sieckmann

## **XIII. Committee Reports**

Administrative

- a. Office

Nothing to report.

#### Operations

b. Roads/Maintenance

Discussed above.

c. Security

Nothing to report.

d. Site Manager

Nothing to report.

e. Building

Nothing to report.

#### Members Facilities

f. Lodge

Lodge roof is leaking again, especially in heavy downpours. Lodge was rented 4 events in July, 3 events in August, and 4 in September. In addition, this month's social activity is a "float in movie" on August 24<sup>th</sup> near the dam.

g. Pool

Issue with chemistry imbalance. Chris is checking and adjusting as needed.

h. Campground

Work continues on leveling some of the pads.

i. Beautification

Good job of volunteers helping to weed and mulch the landscape wall near the lodge.

#### Lake

j. Boats

Nothing to report.

k. Fish



60 more grass carp to be added in September or October.

l. Weed Control

Plans to spray on the Woodson side tomorrow (Saturday, August 17)

m. Dam

Nothing to Report.

**XIV. Adjournment**

Mark moved to adjourn, Carol Eilermann seconded, motion carried. Meeting adjourned at 10:30 PM.