**MINTUES OF THE**

**PEACEFUL VALLEY PROPERTY OWNERS’ ASSOCIATION ,**

**INC.’S BOARD OF DIRECTORS MEETING**

**HELD ON AUGUST 21, 2015**

1. **MEETING CALLED TO ORDER BY:**

Robert Kayser, Acting President, called this meeting to order at 07:30 pm on Friday August 21st, 2015, at the PVPOA, Inc,’s lodge in Owensville, MO.

1. **ROLL CALL:**

Glenn Boettcher

Kim Burkhardt

Geri DeAngelis

Tom Eilermann

Jennifer Hinson

Robert Kayser

Richard Pierce

Jim Verhulst

Vacant Seat

1. **DIRECTORS PRESENT:** Glen Boettcher, Geri DeAngelis, Tom Eilerman, Kim Burkhardt, Robert Kayser, Rich Pierce, Jim Verhulst. Tom made a motion to approve Dennis Finnigan as a new board member. Rich second motion. Motion passed.
2. **DIRECTORS ABSENT:** Jennifer Hinson
3. **GUESTS:** Gus Hoernschemeyer, Don Angel, John Davis
4. **GUESTS ISSUES:**
   1. Gus Hoernschmeyer presented an update on the water and sewer company. Gus stated next hurdle is to be released from the Public Service Commission before any rate increase can be requested. Gus requested PSC be contacted to give support for that issue.
   2. Don Angel is interested in sewer problem and presented some ideas and names of people that could help the problem.
   3. John Davis presented a drawing for possible horse shoe pits. Rich Pierce will check on prices to build horse shoe pit**.**
5. **APPROVAL OF MINUTES:** Rich made motion to approve July minutes. Kim seconded motion. Upon a vote, motion passed**.**
6. **APRROVAL OF TREASURER’S REPORT AND RECAP:** July treasurer’sreport was tabled until next meeting.
7. **REVIEW AND APPROVE BILLS:** Jim made a motion to approve the July paid bills. Glen seconded the motion. Upon a vote, the motion passed.
8. **COMMITTEE REPORTS:**
9. **OPERATIONS**
10. **Maintenance**
11. **Roads**
12. **Work Orders**
13. **Equipment**
14. **Site Manager Report**
    1. Toilet repairs at beach and camp ground
    2. Pulled weeds inside of pool area
    3. Fixed pipe on Lodge AC
    4. Replaced deck post on East end
    5. Power washed concrete at lodge
    6. Weed eat front of dam
    7. Finished spreading big rock down West Forest
    8. Cleaned out some ditches
    9. Worked on holding ponds
    10. Load rock on Timber Hill and bladed
    11. Did some road repairs
    12. Added dirt behind upper guard shack
15. **LAKE**
16. **Boats**
17. **Fish**
18. **Weed Control**
19. **Dam**
20. **MEMBER FACILITIES**
21. **Pool:** Geri is obtaining prices on pool cover and redoing inside of pool.
22. **Campground**
23. **Storage Yard**
24. **Beach**
25. **Pavilions:** Pavillion at lower entrance needs repairs. Tom made a motion to have our maintenance man replace boards and repaint the pavilion as needed. Kim seconded motion. Upon a vote, motion passed.
26. **Tennis Court**
27. **Beautification**
28. **ADMINISTRATIVE**
29. **Office:** A new office secretary, Jessica Bridwell has been hired and will start work on Monday, August 24, 2015.
30. **Lodge Member Activities**
    1. Community Yard Sale in Lodge parking lot is set for Saturday, September 19. Hours are 9:00-3:00**.**
    2. Bonfire is set for Saturday, October 24 at 5:00 pm. PVL association to provide meat, soda, and utensils. Members bring a pot luck dish to share.

**IX. OLD BUSINESS**

1. Lodge Door: a new lodge door is being powder-coated at John Scego’s firm.
2. Approximately $6000 of new playground equipment is being ordered by Jennifer.

**X. NEW BUSINESS**

* 1. Jim to contact Waste Management to request bid for next three years. Current contract runs out November 1, 2015. Bid will be compared to Swinger’s bid received earlier this year.
  2. Jim to review Policy Manual for update.

1. **FORMAL COMPLAINTS:** 
   1. Jean Gill lodged a formal complaint requesting key to pool be given to home owners so they can swim when they want. After much discussion, it was decided to establish a committee to come up with a plan to allow adults to swim at their own risk. Our insurance allows this. After the meeting, Jean Gill was contacted. She stated she would be on this committee.
2. **BUILDING PLANS TO BE APPROVED:**
   1. Mike Garlock’s plan for adding concrete curbing and driveway to his lot was approved.
   2. Rich to contact Mark Drewes on his latest building plans.
3. **NEW MEMBERS TO BE APPROVED:**
   1. Daniel and Shannon Wright purchased Lot #3, East Hills I, TRK III, from Jeffrey and Felix Mesger. Jim made a motion to approve new member listed above, pending board member review. Rich seconded motion. Upon a vote, motion passed.
4. **EXECUTIVE SESSION:**
   1. Rich made a motion to adjourn to executive session at 9:45. Kim seconded motion. Upon a vote, motion passed.
5. **ADJOURNMENT:**
   1. Jim made a motion to adjourn executive session at 10:10 pm. Rich seconded motion. Upon a vote, motion passed.