

MINUTES OF THE PEACEFUL VALLEY  
PROPERTY OWNER'S ASSOC. INC  
FOR THE APRIL 15<sup>TH</sup> 2016 BOARD MEETING

**I. MEETING CALLED TO ORDER** by President Dennis Finnigan at 7:35 pm on Friday April 15<sup>th</sup> at the PVPOA INC's Lodge in Owensville, Mo.

**II. ROLL CALL:**

Directors Present:

Dennis Finnigan  
Tom Eilermann  
Jim Verhulst  
Glen Boettcher  
Kim Burkhardt  
Tom Bush  
Geri DeAngelis  
Richard Pierce

Directors Absent:

Jennifer Hinson, who is recovering from surgery.

**III. GUEST:**

Charles Kinworthy, Gary DeAngelis, Ferd Zykan, Alma Zykan, Elizabeth Rowe.

**IV. GUEST ISSUES:**

Charles Kinworthy, stressed that the roads need to be re-surfaced on a scheduled basis to keep roads in good shape. Ferd Zykan stated he would give board a copy of road re-surfacing plan from when he was doing maintenance.

Elizabeth Rowe stated bushes at the lower entrance needs trimming and Ferd Zykan would trim the bushes for \$13.00 /hour. Glenn made motion to hire Ferd to trim bushes twice a year. Jim seconded the motion. After a vote motion passed.

**V. APPROVAL OF MINUTES**

Tom Eilermann requested a correction to March minutes. Safety deposit box to be opened in May not June. Glen made motion to approve March Minutes with the correction noted. Tom Eilermann seconded motion. After a vote motion passed.

**VI. APPROVAL OF TREASURER'S REPORT AND RECAP:**

Kim made motion to approve March Treasurer's report. Tom Eilermann seconded **motion. After a vote motion passed.**

**VII. REVIEW AND APPROVE BILLS:**

Tom Eilermann made a motion to approve March paid bills. Kim seconded motion. After a vote motion passed.

## VIII. COMMITTEE REPORTS:

### A. OPERATIONS

#### 1. Maintenance

Burn pile – People are dumping trash at the burn pile. Much of this trash will not burn. The burn pile is intended for PVL members to dispose of yard waste only. The Board received estimates for signs, cameras, Fence with gate, moving dirt and placing rocks along Villa Vista.

Estimates for – 24 X 18 White aluminum sign with black lettering from Sign of all kinds \$32.00.

NO TRASH  
CAMERAS IN USE

Estimates for cameras - \$100.00 to \$200.00 (Dicks Sporting Goods)

Estimate from Carl Jenkins for moving existing dirt into a 4 to 5 foot berm around the burn pile to prevent smoke from blowing into neighbor's property - \$480.00.

Estimate for placing large rocks 3 feet apart along Villa Vista to prevent 4 wheelers from entering and jumping dirt piles - \$650.00.

Estimate for Wire woven agriculture fence along Villa Vista to keep 4 wheelers out: all type fence (Cuba), 100 yards with 12" gate - \$1,300.00.

Jim made a motion to purchase a sign from Signs of All Kinds (Owensville) for \$32.00 and install existing PVL cameras in trees/on telephone pole. Rich seconded motion. After a vote, motion passed.

Jim made a motion to approve Jenkins Est for dirt berm of \$480.00. Tom Bush to provide a drawing showing berm location to next Board meeting for board approval before dirt is moved. Rich seconded motion. After a vote, motion passed.

Placing rocks along Villa Vista and fencing was tabled.

#### 2. Security

The board discussed trying to find more gate guards to be used as back up. Gary DeAngelis will ask fellow school bus drivers to see if anyone interested in security at the gates.

#### 3. Roads

Culvert by Mary Thompson now is 18" in diameter Carl Jenkins recommended replacing with 24" plastic culvert.

Jenkins Est to remove old culvert and install new culvert - \$750.00. This Est assumes PV will haul rock using PV truck.

See Next page

Ferd Zykan suggested getting estimate on installing a manhole type catch basin across the road from Mary Thompsons house. This would prevent rocks from being washed in the lake and possibly blocking pipe.

Culvert on Woodson has been approved to be replaced. New culvert is at pioneer, waiting for Carl Jenkins to pick up and install.

4. WORK ORDERS: - Tom Eilermann made motion to place 4 speed bumps and signs as follows.
  - a. One on small hill south of 1689 Lakeshore Dr. (Rich Pierce,s House).
  - b. One on Lakeshore by 1783 Lakeshore Dr. (Ken Limberg,s house.
  - c. One on West Forest near stop sign by beach. (Same as last year)
  - d. One on Skyline Dr. near stop sign by beach. (Same as last year)

Kim seconded motion. After a vote, motion passed.

Jim to order two more signs from Signs of All Kinds in Owensville.

## **B. LAKE**

1. Boats
2. Fish
3. Weed Control
4. Dam  
Need to get rid of ruts and cut brush before next Dam Inspection by DNR, Jan or Feb 2017.

## **C. MEMBERS FACILITIES**

1. Pool – Concrete slabs around the pool have been leveled by Kolby Baker of Raising Solutions firm of Owensville. Kolby Baker requested he be paid for this work. Geri to obtain separate bill from Kolby for this job. Bid was previously part of the bid for raising concrete slabs and replacing edging around the pool. Holes left by drilling need to be caulked as this was not part of Bakers bid.

A bid of \$7,921.00 for sand blasting and covering the inside of the pool with epoxy was discussed. Epoxy is only guaranteed for 2 years only. Geri was requested to obtain a bid for resurfacing the inside of the pool with plaster as plaster should last much longer than epoxy.

2. Beautification – Elizabeth Rowe requested a plan be developed to ensure shrubs and trees are watered regularly to keep them alive. Elizabeth will provide Glen a list of trees and shrubs.
  
3. Playground Equipment – Kim made a motion to authorize Geri to purchase a border for the playground enclosure for \$1,200.00. Pea gravel was previously approved.
  
4. Horse shoe pits – Tabled

#### **X. NEW BUSINESS –**

Kellmann's request for \$500.00 more for lower entrance blocks. Jim made a motion to pay Kellmann the extra \$500.00 since his bid was so much lower than other bidders. Glen seconded the motion. After a vote, motion passed.

Glen made a motion to adjourn to executive session at 10:10 pm. Rich seconded motion. After a vote, motion passed.

#### **XI. FORMAL COMPLAINTS**

#### **XII. BUILDING PLANS TO BE APPROVED**

#### **XIII. NEW MEMBERS TO BE APPROVED**

#### **XIV. EXECUTIVE SESSION**

#### **XV. Adjournment**

