

MINUTES OF THE PEACEFUL VALLEY PROPERTY OWNERS' ASSOCIATION INC'S
BOARD OF DIRECTORS MEETING

HELD ON MARCH 18, 2016

I. Meeting called to order: Dennis Finnigan, called the meeting to order at 7:30 pm on Friday March 18, 2016 at the PVPOA INC'S lodge. in Owensville Mo.

II. Roll Call:

Directors Present: Tom Bush, Kim Burkhardt, Geri DeAngelis, Tom Eilermann, Richard Pierce, Jim Verhulst, Glen Boettcher, Dennis Finnigan.

Directors Absent: Jennifer Hinson.

III: Guest: Phil Anderson, Gary DeAngelis, Randy Fuller, Charles Kinworthy, Mary Thompson, Phyllis Verhulst, Alma Zykan.

IV. Guest Issues:

- A. Phil Anderson reported his finding on his yearly audit of P.V.P.O.A. financial status. Phil stated as far as he could find, no money was missing. He did give some recommendations for next year on how to improve book keeping. Randy Fuller also gave some recommendations on book keeping.
- B. Gary DeAngelis stated he was turning his application in for security guard.
- C. Charles Kinworthy and Mary Thompson asked when the culvert in front of Mary's house would be replaced. The board will discuss this later in the meeting.
- D. Phyllis Verhulst complimented on how nice the lower entrance looked after the blocks were installed.
- E. Alma Zykan, Office Manager. was there to observe.

V. Approval of minutes: Tom Eilermann made a motion to approve February minutes. Rich seconded motion. After vote, motion passed.

VI. Approval of Treasurers Report and Recap: After a discussion, decision was made to table this item until April meeting

VII. Review and Approve Bills: Rich made a motion to approve February paid bills. Tom Eilermann seconded motion. After a vote, motion passed.

VIII. Committee Reports:

Operations

1. Maintenance - People dumping trash in dumpster by maintenance shed. Tom Eilermann made a motion to buy a camera and place near dumpster by the maintenance shed and place sign stating "NO DUMPING, CAMERAS IN USE". Rich seconded motion. After a vote, motion passed. Geri to research camera prices. Jim to get price of sign from Signs of All Kinds.

2. **Security:** Jim left message with Marie Geisler, (our roving guard) to find out if she will do security starting April 16. Gary DeAngelis interested in applying for security position.
3. **Roads:** Tom Eilermann made a motion to replace culvert in front of Mary Thompson's house. Rich seconded motion. After a vote, motion passed. Jim to contact Carl Jenkins for bid on replacing culvert and to determine the best size. Also, culvert on Woodson is approved to be replaced.
4. **Work Orders** - Gary Vandegriffe turned in work order to keep 4 wheelers out of burn pile area and place a gate across entrance to prevent trash from being dumped there. Leaves and brush only as the sign states. After a discussion, Tom Eilermann made a motion to buy and install two cameras at the burn pile. Also to put up sign stating "NO MORE TRASH, CAMERAS IN USE". Rich seconded motion. After a vote, motion passed. Geri to research camera price. Jim to obtain bid on sign. Jim to contact Carl Jenkins on bid on moving dirt at burn pile, also bid on placing large rocks by entrance.
5. **Equipment:**
6. **Site Managers Report:**

B. Lake:

1. **Boats** - New boat stickers of a different color, to be issued this year after members pay assessment.
2. **Fish** - A dozen fish cover PVC pipe assemblies were added to the lake.
3. **Weed Control:**
4. **Dam** –

C. MEETING FACILITIES:

1. Pool deck repair, Byron Baker submitted a bid of \$8,196.00 to level concrete slabs and replace deck edging. Tom Eilermann made a motion to approve Byron's bid. Kim seconded motion. After a vote, motion passed. Discussion followed on repair of bottom of pool as there is a crack on the bottom and needs to be sealed. Geri to contact Byron Baker about this.
2. Campground
3. Storage Yard.
4. Beach - Tom Eilermann made a motion for Joe to obtain sand for beach, Tom Bush seconded motion. After a vote, motion passed. Joe to obtain sand from Tri County Trucking at \$10.00 per ton plus delivery
5. Pavilions
6. Tennis Court
7. Beautification - Kellman has completed installing concrete blocks in place of old railroad ties. Area looks good

D. Administrative:

1. Office - Megan Krause submitted a bid of \$200.00 per month to review the financials on a monthly basis. Tom Eilermann made a motion to accept Megans bid. Kim seconded motion. After a vote, motion passed.
2. Lodge – Drop Box lettering is installed.

3.Members Activities –

- a. BBQ grill is in the maintenance shed. Joe will Install by lodge pool door.
- b. Playground equipment is on order. Plastic edging and pea gravel must be ordered. Tom Eilermann made motion to buy border edging and pea gravel. Kim seconded motion. After a vote motion passed. Geri to order edging and pea gravel.

IX. Old Business:

- A. Horseshoe Pits - No Action
- B. Safe Deposit Box at legends Bank - Tom Eilermann and Jim Verhulst to open in June.

XI. New Business:

- A. Annual Meeting – Tom Eilermann has lined up members for judges and registration.
- B. Gerald Bunting is throwing paper on the burn pile. This is trash and not allowed. Letter to be sent to Gerald stated we plan to install cameras at the burn pile.

XII. Formal Complaints - None

XIII. BUILDING PLANS TO BE APPROVED:

A Buckmeier boat dock, approved.

XIV: NEW MEMBERS TO BE APPROVED:

Bob & Kelly Oreskovic bought East Hills 1 Trk 1 Lot 8 from Dorothy Wirth. Dues current.

Larry & Juanita Chandler bought East Hills 111 Sub 111 Lot 45 from Vernon Havelka. Dues current.

Michael Binkhelder & Susan Gauzy bought East Hills 2 Blk 5 Lot 48 From Randal & Martin Nagel. Dues current.

Rosi Haenel & Anthony Crouch bought East Hills Sub 2, Block 1, Lot 3, from Cathlee Swain. Dues current

Rich made a motion to approve new members listed above. Kim seconded motion. After a vote, motion passed.

Jim made a motiom to adjourn to executive session at 9:50 pm. Kim seconded motion. After a vote, motion passed.

