**MINUTES OF THE**

**PEACEFUL VALLEY PROPERTY OWNERS’ ASSOCIATION,**

**INC.’S BOARD OF DIRECTORS MEETING**

**HELD ON DECEMBER 18, 2015**

1. **MEETING CALLED TO ORDER BY:** Dennis Finnigan, President, called this meeting to order at 7:30 p.m. at PVPOA lodge in Owensville, MO.
2. **ROLL CALL:**

Glenn Boettcher

Geri DeAngelis

Tom Eilermann

Jennifer Hinson

Richard Pierce

Jim Verhulst

Dennis Finnigan

Bob Kayser

1. **DIRECTORS PRESENT:**  Glen Boettcher, Geri DeAngelis, Tom Eilerman, Jennifer Hinson, Richard Pierce, Jim Verhulst, Dennis Finnigan
2. **DIRECTORS ABSENT:** Kim Burkhardt, Bob Kayser has resigned
3. **GUESTS:** Roger Nicks, Tom Bush, Jean Gill, Colleen Pierce
4. **GUESTS ISSUES:**
	1. Tom Bush submitted a work order on trimming back brush along Lakeshore road.
	2. Colleen Pierce complained about the color of the new lodge doors and lights being left on at the lodge after hours. Colleen also requested speed bumps be placed on Lakeshore Drive near her house to prevent an accident from speeding cars. Maintenance to install speedbumps next spring. Board members to keep an eye out for lights left on after hours.
5. **APPROVAL OF MINUTES:**
	1. Tom made a motion to approve November minutes. Rich seconded motion. After a vote, motion passed.
	2. Jim will miss January meeting. Jennifer volunteered to take minutes.
6. **APRROVAL OF TREASURER’S REPORT AND RECAP:**
	1. Rich made a motion to approve November’s treasurer’s report and recap. Tom seconded motion. After a vote, motion passed.
7. **REVIEW AND APPROVE BILLS:**
	1. Tom made a motion to approve paid bills. Rich seconded motion. After a vote, motion passed.
8. **COMMITTEE REPORTS:**
9. **OPERATIONS**
10. **Maintenance**
	1. Faulty hydraulic pump on dump truck was discussed. Maintenance to take truck to Schaeperkoetter Sales for an estimate to see if it can be repaired instead of buying a new pump.
11. **Security**
12. **Roads**
13. **Work Orders**
14. **Equipment**
15. **Site Manager Report**
	1. New sides on dump truck
	2. 2 coats of paint on new sides
	3. 2 new tires put on front of dump truck
	4. Used 4 tires that was in shed
	5. Sealed flue at the lodge
	6. Minor repairs to equipment
	7. Trying to keep culverts clean from leaves and working on ditches in spots. Too wet to burn or vac. Just rake, fork, load, and haul, slow process
	8. Worked on misc items as they came up
16. **LAKE**
17. Boats
18. Fish
19. Weed Control
20. Dam-
21. **MEMBER FACILITIES**
22. Pool
23. Campground-closed for season
24. Storage Yard
25. Beach
26. Pavilions-
27. Beautification
28. **ADMINISTRATIVE**
29. Office
	1. Mark Drewes requested his construction deposit be returned as he has completed his project. Rich to check with Mark for verification.
30. Lodge-
	1. Two brass kick plates were purchased from Pioneer
	2. Jim to write work order to have maintenance install kick plates
	3. Lodge door molding needs to be installed around new doors. Jim to write work order to have maintenance install molding.
	4. Member Activities
31. **OLD BUSINESS:**
	1. Christmas Party- 22 members attended the party. Tom to take down Christmas decorations after the New Year.
	2. Horseshoe pits-tabled
	3. Old lodge door on Rolla.Net- update to ask $400 for old door. Also advertise on PV website.
	4. Painting outside of lodge basement-next spring
	5. New playground equipment-tabled. Jennifer to obtain new prices
	6. Six picnic tables and four benches-Tom to see if maintenance guys can build new tables and benches.
	7. Safety deposit box key- Key cannot be found. Next May, have bank drill out deposit box.
	8. Replace old railroad ties with concrete curb- Two bids have been submitted.
		1. Baker Construction-$6000 plus $250 to remove old ties
		2. Rodger Enke- $4590 plus $450 to remove old ties. Rich to check with Roger Enke for details of his bid.
	9. Back side of dam needs to be burned off-too wet.
	10. Pool repair-Jennifer to contact Baker Construction for estimate on repairing pool edging
	11. Pool cover-Purchase in February
	12. Lodge chimney leaks-Dale resealed. No leak so far.
32. **NEW BUSINESS:**
	1. Rate increase for sewer was presented for board information
33. **FORMAL COMPLAINTS**
	1. None
34. **BUILDING PLANS TO BE APPROVED:**
	1. Jim made a motion to approve Frank and Victoria Skaggs building permit. Rich seconded motion. After a vote, motion passed. $500 construction deposit must be submitted before permit can be issued. Jim to contact Skaggs.
35. **NEW MEMBERS TO BE APPROVED:**
	1. Roger and Carol Nicks purchased Lot 16 in Block 2 of East Hills Subdivision 2 from Jerry and Julie Phillips. Dues are current, title submitted, security form submitted. Rich made a motion to approve new members. Jim seconded motion. After a vote, motion passed.

**Jim made a motion to adjourn to executive session at 8:45 pm. Rich seconded motion. After a vote, motion passed.**

1. **EXECUTIVE SESSION:**
2. **ADJOURNMENT:** Jim made a motion to adjourn at 10:00 pm. Jennifer seconded motion. After a vote, motion passed.