

***Peaceful Valley Lake Property Owners' Association
December 2018 Board of Directors Meeting Minutes***

December 14, 2018

I. Call to Order:

Meeting was called to order at 7:30 PM by Charles Kinworthy, Vice President.

II. Roll call:

Names in **bold and underlined** were absent.

Kim Burkhardt, President

Charles Kinworthy, Vice-President

Vacant, Treasurer

Gary Hacker, Secretary

Glen Boettcher

Greg Brenner

Tom Bush

Tim Edwards

Carol Eilermann

III. Guests

Charles Kinworthy, Sr.

IV. Guest Issues

Charles had a question about some budget suggestions that were published in the monthly newsletter. It was explained that these were ideas that were proposed to the board and that we wanted to get member feedback on the ideas. He also had a question on the PVL logo change. Gary explained that the logo update was needed as the current logo used in our stickers is trade protected by the vendor where we've gotten the stickers for the last several years. Even though it's our logo, the vendor owns the rights to how it's portrayed on the stickers. If we change the logo, then we can shop around to a variety of vendors.

V. Approval of minutes from last meeting

Carol moved to approve minutes from last month, Tom seconded, motion carried.

VI. Approval of Treasurer’s Report and Recap

There was an issue with several items being reported multiple times under incorrect categories. Example—Soda Machine revenue went from a few hundred dollars to over \$4,000. Taxes on admin wages went from hundreds of dollars to over \$6000. Issue appears to be something between what Jessi did or didn’t do before she left and what Kim and Gary did with recording and reconciling with the bank. The review shows that indeed, that was the case. These errors have been corrected and the books updated.

VII. Review and approve bills.

Gary moved to approve payment of bills, Greg seconded, motion carried.

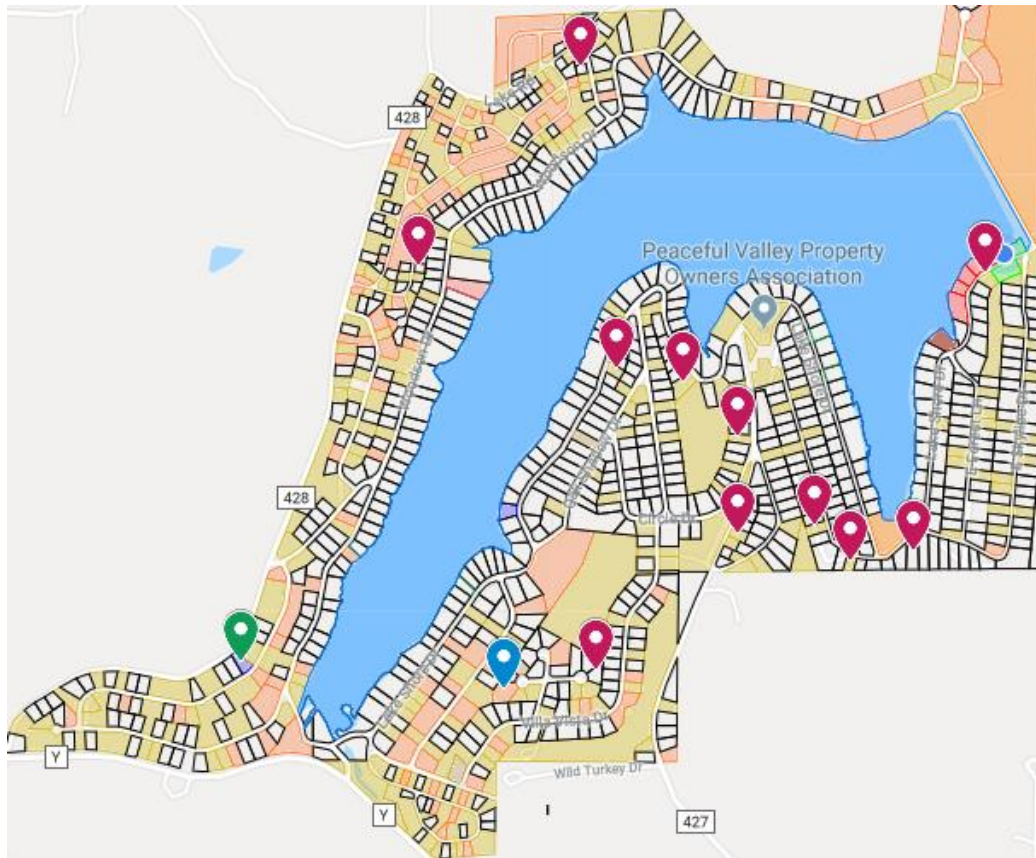
VIII. Old business

a. Bridge Repair:

Charlie contacted Norm Jung who stated the bridge is structurally sound and that the repair may be less than what was originally estimated

b. Listing PVL Lots for Sale

We have close to 20 properties that we can start selling. We’ve started contacting contact adjacent property owners to see if they’re interested in purchasing the lots before we put them up for sale to the general public. Some of the other lots require some research to see if any have liens against them—if so, we’ll have to do a lien release to remove the liens. Gary talked to the county collector who advised that she would be willing to assist but after the first of the year, when most of the county’s property owners have paid their property tax payments. In addition, we need to coordinate with the County Assessor on converting some of these properties into green space as we discussed at the last meeting. They assessor is busy as well with some reassessments so we’ll touch base with them after the first of the year to resolve.



c. Estimates on expansion of storage area.

Tom mentioned that they've been working on moving gravel, etc. to the storage area for the expansion.

d. Elizabeth Rowe Beach Property

We have created and signed a General Warranty Deed for the transfer of the property from Elizabeth Rowe to PVPOA. Awaiting Elizabeth's signature and recording with the county to make it official.

e. Dam Brush Cutting

Contractor was supposed to cut the dam the third week of October, but the weather wasn't cooperative enough. We're working on rescheduling. Also, Gary talked to the Glenda DeShon, the co-owner of the Goats on the Go franchise in Columbia, Missouri. We're just a bit out of their territory, as they need to stop by 2-3 times per week to check on the goats, etc. However, we mentioned that one of our board members is experienced with goats and that we had discussed the possibility of our own herd. She mentioned that she'd be willing to chat with Tim about their experiences. If they were to bring a herd here, it would be between \$900 and \$1200

per acre (we have 2.5 acres) and may be cheaper if they don't have to make so many trips from Columbia

Tim mentioned that he was getting an estimate on fencing the dam area and if PVPOA would pay for that, he would purchase and manage goats to keep the vegetation down on the dam.

f. PWSD Property Acquisition

Committee formed with Gary Hacker and Carol Eilermann from PVPOA and Randy Fuller and Ray Oldfather from PWSD. Initially scheduled to meet on 12/10/2018 but postponed because of illness, now scheduled for Saturday, 12/15/2018

g. Copying Machine Issues

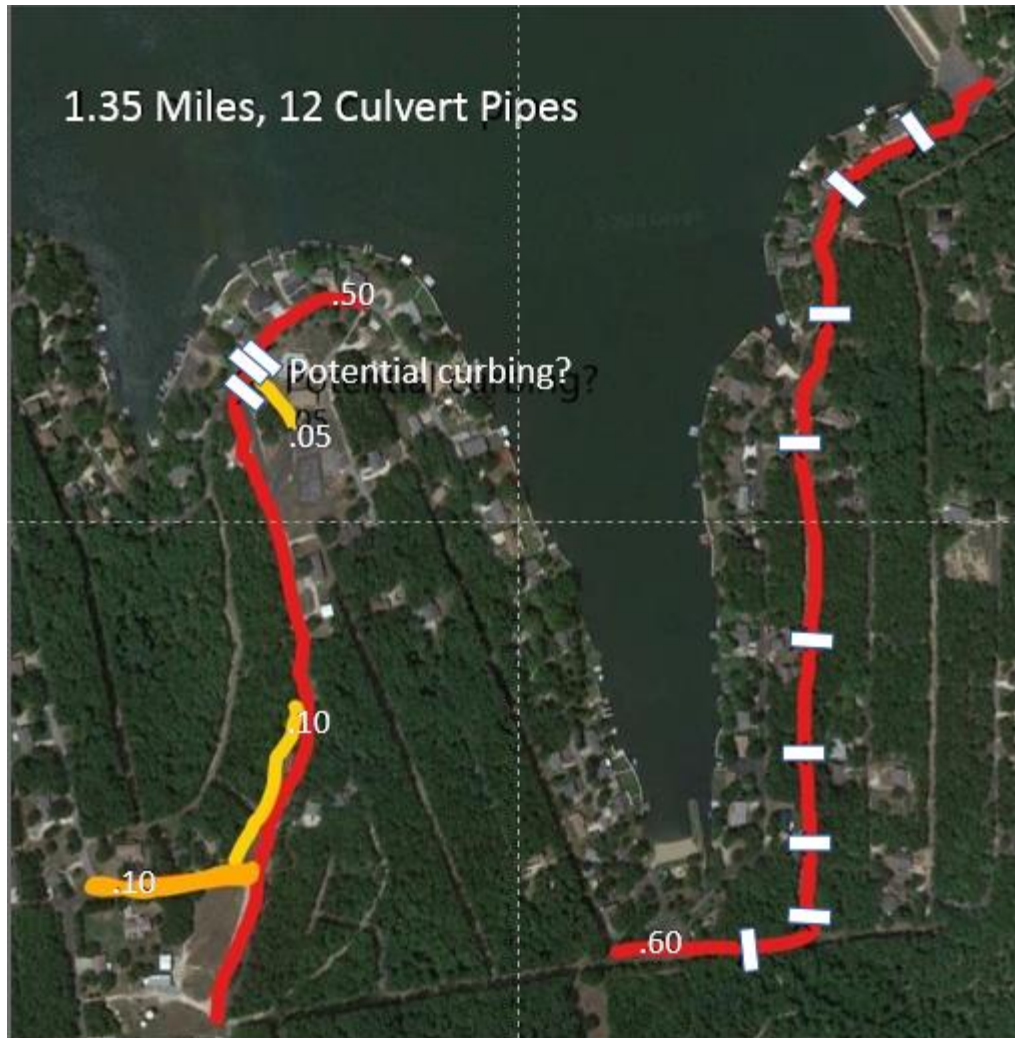
Gary was able to obtain a color multifunction machine from the Owensville Lions Club at no cost. They had gotten it from Medley Pharmacy, so it's got a lot of miles on it, but still works better than the big machine in the office. Gary checked with Staples in Rolla and they will recycle the old machine

IX. New business

a. Backfilling Treasurer's Position

The board appointed Tim Edwards as the treasurer for the remaining term.

b. Next Year's Road Paving Suggestion



The board agreed to obtain several bids for the areas outlined above, but to stay within a similar budget as last year.

X. Formal Complaints

None.

XI. Building Plans to be approved

None.

XII. New members to be recognized.

Will be provided at January meeting.

XIII. Committee Reports

Administrative

a. Office

Covered above.

Operations

b. Roads/Maintenance

Plow and salt/cinders were used on a couple of dates when it snowed in November.

c. Security

Nothing to report.

d. Site Manager

Things are in good shape. Discussed ongoing issues with maintenance personnel. The tractor clutch has burned out again. We just fixed this in April 2018, repair will cost \$2-3K.

e. Building

Nothing to report.

Members Facilities

f. Lodge

Holiday potluck scheduled for December 15th.

g. Pool

Nothing to report.

h. Campground

Water spigots and electrical poles in a few of the pads will need to be raised, now that the pads are being leveled out.

i. Beautification

Nothing to report.

Lake

j. Boats

Nothing to report

k. Fish

Nothing to report

l. Weed Control

Number one complaint around the lake.

m. Dam

Permit expires in February, need to make sure the vegetation is cut down within the next month in order to schedule inspection.

XIV. Adjournment

Tim moved to adjourn the meeting, Greg seconded, motion carried; meeting adjourned at 9:05 PM.