

**Peaceful Valley Lake Property Owners' Association  
December 2019 Board of Directors Meeting Minutes**

December 13, 2019

**I. Call to Order:** Meeting called to order at 7:04 PM

**II. Roll call:** Directors absent indicated by ~~bold-strikethrough~~

Charles Kinworthy, Jr., President  
Lorraine Andrysek, Vice-President,  
~~Carol Wilka, Treasurer~~  
Gary Hacker, Secretary  
Kim Burkhardt  
Tom Bush  
Carol Eilermann  
Dan Hoemeke  
Mark Martinez

**III. Guests:** None

**IV. Guest Issues**

Comment passed along from Charlie Kinworthy, Sr., when are the leaves going to be removed from the ditches. Discussion about greenskeepers were supposed to do this in the off-season, need to contact them to see what's happening.

**V. Approval of minutes from last meeting**

Lorraine moved to approve the November 2019 board meeting minutes, Mark seconded, motion carried.

**VI. Approval of Treasurer's Report and Recap**

Carol E. moved to approve the treasurer's report and recap, Tom seconded, motion carried.

**VII. Old business**

**a. Bridge Repair:**

We received a bid to repair the bridge. Bid did not include any contact information, so we need to send the bidder a letter to contact us. Bid was not very specific, either.

**d. Snow Removal and Salting**

Received several bids, decided to go with Lowe's Landscaping from Cuba. Cost is \$700 per one event plowing of all paved roads, \$925 for salting. Contractor will plow when snow depth reaches 2".

**e. Discussion about security gates and closing roads, etc.**

We need to decide on a way forward with security gates and closing off unauthorized access to the complex. Discussion about road paving and culvert work for next season as the entrances will need some modification, may need to do a lot of this at the same time. We'll need to start getting bids ASAP.

**VIII. New Business:**

**a. Preliminary Budget Review**

Provided in the readahead is a preliminary budget for 2020-2021 based predominantly on actual expenditures from the previous year. For this meeting, the intention is to introduce the budget and review our previous year's expenditures. Between this meeting and the January meeting, we need each committee to review these expenditures and recommend either increase, decrease, or remain the same for each budget line. Then for the January meeting, we will review these recommendations as a board and make the adjustments and then lock down the budget proposal and set the recommended dues for next year.

**b. Real Estate Auctions**

The Baker property at 1774 E. Skyline (next door to Brussels residence) scheduled to be auctioned on the courthouse steps on December 11<sup>th</sup> at 2:00 PM. The current owner owes us \$373.50 for the past year's dues. No one showed up at the auction, so the property was turned over to Quicken Loans, the mortgage company. According to the auctioneer, it will either be placed at auction again or turned over to a realtor to list and sell, but it's up to the Quicken Loans folks to decide.

Elizabeth Rowe's auction is scheduled for January 4<sup>th</sup> at 9 AM at the Lion's Club in Owensville. Her property will be auctioned off at that time as well. The auctioneer has been advised of the neighbor's right of first refusal clause in our bylaws and suggest that the auction would be contingent upon obtaining these waivers.

**c. Director position open on PWSD board.**

Provided FYI—

**PUBLIC NOTICE FOR  
PEACEFUL VALLEY LAKE PUBLIC  
WATER SUPPLY DISTRICT (PWSD)  
#1 OF GASCONADE COUNTY**

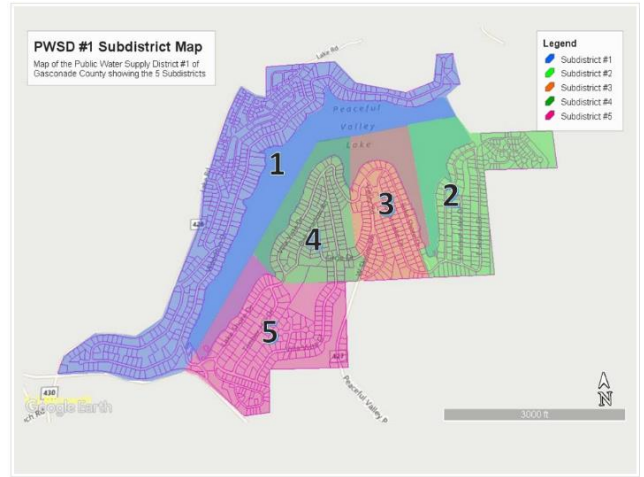
**ONE OPENING: SUBDISTRICT #5  
BOARD MEMBER (3-YEAR TERM)  
ELECTION: April 7, 2020**

**Candidate Qualifications:**

- Registered voter in Gasconade County and resident of Peaceful Valley Lake, Subdistrict #5 of PWSD #1

**Candidate Requirements:**

- Must file between **Tuesday, December 17, 2019 at 8:00AM** and **Tuesday, January 21, 2020 at 5:00PM**
- Must file with PWSD #1 Clerk at 3408-B Peaceful Valley Lake Road, Owensville, MO, between 9:00AM – 1:00PM (M, W, F) Phone (573) 437-7808
- Candidate must file Form 5120 with MO Dept. of Revenue and provide a copy of that form to the PWSD #1 Clerk when filing



**IX. Formal Complaints**

None.

**X. Building Plans to be approved**

Cotter’s have submitted plans for a dock at their house at 1769 Lake Shore Dr. Plans were approved.

**XI. New members to be recognized.**

None.

**XII. Committee Reports**

Administrative

a. Office

Kim will be on leave from 20 December 2019 to 5 January 2020. Gary will have phones forwarded to his phone until Dec 31, then Dan will have calls forwarded to his phone until Kim returns.

Operations

b. Roads/Maintenance

No report.

c. Security

No report.

d. Building

No report

Members Facilities

e. Lodge

Holiday pot luck scheduled for Saturday, December 14<sup>th</sup>. 3 rentals scheduled in December.

f. Pool

No report

g. Campground

No report

h. Beautification

No report

Lake

i. Boats

No report

j. Fish

No report

k. Weed Control

No report

l. Dam

No report

**XIII. Adjournment:** Kim moved to adjourn, Carol seconded, meeting adjourned at 8:39 PM.