

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

February 22, 2019

I. Call to Order:

Meeting called to order at 7:30 PM

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

Kim Burkhardt, President
Charles Kinworthy, Vice-President
Tim Edwards, Treasurer
Gary Hacker, Secretary
~~Glen Boettcher~~
Tom Bush
Carol Eilermann
Lorraine Andrysek

III. Guests

Randy Fuller, Bob Kayser, Charlie Kinworthy Sr., Ray Oldfather, Mike Garlock, Karl Koster

IV. Guest Issues

Issue with lights on snow plow not working properly. Tom Bush mentioned this had been repaired.

Karl Koster provided a preview of the update on the lagoon project and sewer system issues that the PWSD wants to provide at the upcoming annual meeting. The presentation was very enlightening and recommended for presentation at the annual meeting.

V. Approval of minutes from last meeting

Charlie moved to approve, Tom seconded, motion carried.

VI. Approval of Treasurer's Report and Recap

Charlie moved to approve, Tom seconded, motion carried.

VII. Review and approve bills.

Tim moved to approve, Tom seconded, motion approved.

VIII. Old business

a. Bridge Repair:

Weather has been impeding bridge inspection. Charlie confirmed that the gaps underneath the approaches to the bridge are designed to be there.

b. Listing PVL Lots for Sale

Met with the county assessors and received guidance on several of the lots for which we need to clean up ownership records for and what we need to do to place a few properties into greenspace. It appears that we're going to need legal help. Gary inquired with Mundwiller's office about doing about 20 of these properties—they've agreed to provide us with a "quantity discount" and will charge \$150 per property to do the legal research on each property. Also, spoke with a local realtor about what it would cost to list properties on the multi-list service. She mentioned it would take \$500 per lot if she were to list the properties, show them, etc.

c. Budget Determination for 2019-2020

Budget work continued prior to the February meeting and was concluded after the meeting. We're proposing no increase to annual dues but are concerned about equipment maintenance overruns this past year.

d. Bylaws Update

The bylaws need to be updated to reflect new ways of doing business in the 21st century, such as communication via email and posting materials on our website. With the changes, those that opt in can receive their annual packages via email or download from the website, saving us the cost of copying and mailing the packages. It will also allow members to cast votes online, etc. The document is only 12 pages long so it's not as big of an undertaking as you may think. Also, the current bylaws allow us to change the bylaws with a 2/3rds majority of those in attendance at the annual meeting. We will need to send a copy of this out with the annual meeting package, which is why it's on the agenda today. One proposal was to clarify some ambiguous language on owner's voter rights. Specifically, do owners who pay more than one lot assessment get one vote for all their lots, or one vote per each lot owned? Much discussion over this, but most board members believe that members should get only one vote, regardless of how many lots they own. We discussed the expense of sending out a large package this year, but

determined that should the bylaws change pass, it will allow us to do electronic communications which will save us money in the long run so this should be a one-time expense.

e. Greg Brenner resignation.

We've been in contact with Dan Hoemeke and Carol Wilka about either filling the 2+year unexpired term or running for the board in April. Both are interested in either/or. With such a short time left before elections in April, we agreed to reappoint Carol to the remaining two-year term, and to reappoint Lorraine to Carol's unexpired 1-year term and to gap the remaining 2 months until the election. This will give Dan and Carol an opportunity to run for a full term in the upcoming election.

IX. New business

None proposed.

X. Formal Complaints

None.

XI. Building Plans to be approved

None

XII. New members to be recognized.

Will be provided at the meeting.

XIII. Committee Reports

Administrative

a. Office

Reported earlier.

Operations

b. Roads/Maintenance

Tom discussed turning the road between the lodge and Peaceful Valley Rd. into a walkway, he is getting landscaping estimates.

c. Security

Tim mentioned that he's got some ideas for new reports and security patterns for the upcoming season.

d. Site Manager

Tom has 4 bids for grass cutting for the upcoming season. We will review at the next meeting.

e. Building

Nothing to report.

Members Facilities

f. Lodge

Boating safety course to be hosted by PVL on 3/16/2019.

g. Pool

Charlie mentioned that one of the pump motors needs to be taken to the shop in Eureka.

h. Campground

Nothing additional to report.

i. Beautification

Nothing additional to report.

Lake

j. Boats

Nothing additional to report.

k. Fish

Osage Catfisheries harvested 27 spoonbill from the lake. As part of our long-standing agreement, they will stock 500 catfish in the lake plus a share of the profits. We received their check for just over \$2,400. They would like to put more in the lake and wish to discuss at an upcoming board meeting.

l. Weed Control

We're going to add 80 more grass carp in the Spring. We also plan to use Cutrine Plus liquid and granular and experiment with a new chemical.

m. Dam

The dam was inspected and passed, permit renewed for 2 years. Tim checked on fencing in the backside of the dam and received an estimate of \$5600.

XIV.Adjournment

Tim moved to adjourn the meeting, Charlie seconded, motion passed. Meeting adjourned at 10:35 PM.