

***Peaceful Valley Lake Property Owners' Association  
February 2020 Board of Directors Meeting Minutes***

February 21, 2020

**I. Call to Order:**

**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:**

Several, most to discuss Tree Cutting (see below)

**IV. Guest Issues:**

The Hinson's want to buy a lot next door to their house on Skyline, which was recently purchased by PVL at the 2019 tax sale. See discussion below on reducing prices of PVL-owned lots.

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

Kim moved to approve the minutes from the last meeting, Tom seconded, motion carried.

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

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

**VII. Old business**

**a. Bridge Repair:**

Last month 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, so we needed more details. Charlie will be meeting with Matt Miller, who submitted the bid, and MDC concrete to get bids to fix the bridge.

**b. Real Estate Auctions**

Elizabeth Rowe's auction was January 4<sup>th</sup> at 9 AM at the Lion's Club in Owensville. Her property was auctioned for \$225,000. The auctioneer advised the bidders of the neighbor's right of first refusal clause in our bylaws. House was purchased by Mark & Donna Martinez via first right of refusal on behalf of their daughter and son-in-law.

**VIII. New Business:**

**1. Tree Trimming Issue**

Three Rivers plans to cut down the trees on the west side of Peaceful Valley Rd. between the Guard Shack and Circle Dr. The line can be moved for approximately \$10,000. With the guests in the room we got the sense that there would be no objection to having the trees cut down. We will contact Three Rivers to let them know to proceed with cutting the trees down on Peaceful Valley Rd.

**2. Road Damage at new construction on Circle Dr.**

Tom reports that there's some damage to the road at Circle Dr., where Justin Hinson just completed building his new house. The damage was generally limited to some tire treads where the larger trucks had to turn sharp corners, with no damage to the actual paved road.

**3. Proposal to reduce price of PVL-owned lots to \$900 or less.**

The lots are not selling at \$1500. Too many privately-owned lots come available at \$500 or less. \$1000 seems to be the breakpoint. Through discussion between the board and the guests in the audience, we agreed to reduce the prices of the lots to under \$1000. We generally agreed that lots that are not on the lake roads (Woodson and Lake Shore) and on Peaceful Valley Rd. should sell for \$500, and the rest for should have variable pricing (to be discussed at next month's meeting). Purchase price includes transfer costs and dues paid through the end of the dues year.

We also discussed a meeting with the Water company in which they (1) agreed to not charge us from now on for water availability on any claw back lots until they are sold; and (2) to waive any past due balances to encourage delinquent owners to turn over the property. In exchange, we suggested that any proceeds from the sales of a

lot in which the former owners were in arrears to both PVPOA and PWSD, that we would share the proceeds from a sale on a pro-rata basis. Example: If the owners owed us \$650 for 2 years past dues and they owed PWSD \$120, and then we sold the lot for \$900, then our share would be  $650/(650+120)=84.4\%$  and their share would be  $120/(650+120)=15.6\%$ . Assume we spend \$32 on property transfer fees, then we would split the sale as follows:  $\$900-\$32=\$868$ . The PVPOA share of the sale is  $\$868 \times 84.4\% = \$732.60$  and the PWSD share would be  $\$868 \times 15.6\% = \$135.40$ .

Carol E. moved to sell the lot to the Hinson's for \$500. Kim seconded, motion carried. We agreed to develop a variable pricing scheme. We need to find out which lots are "buildable" and which ones do not have water/sewer service.

#### **4. Budget Review**

We need to complete our budget projections at this meeting. So far, we have the following input:

- Carol E. wants to keep the current budget for beautification at \$1000. We're expecting a \$5,000 bequest from the Rowe estate and will deal with that when it arrives
- Lorraine has suggested that given the issues we had with getting our insurance straightened out this year that our insurance budget be increased by 10-20%
- Lorraine also mentioned that she's been in contact with owners at Lake Sherwood north of Washington, MO. They've got 27 miles of road and have undertaken a several year agreement with Missouri Petroleum to do their paving.
- Wages—the minimum wage was raised in Missouri to \$9.45/hour. We need to consider that in our budget deliberations for this coming budget cycle.
- Security gates—estimates are \$13,000 for the gates and installation. We will need to modify the entrances to accommodate them, as well as considering setting up a turnaround area near the upper entrance for vehicles with trailers that are not allowed to enter the complex.
- Gary is suggesting we add a Three Rivers dusk to dawn light on the east side of the lodge to provide security lighting for that side of the building. cost is one-time fee of \$100 to place the pole, and \$10.10 per month for

service.

- Lorraine has updates for our Worker's Compensation Insurance quotation and for repairing the chimney/roof at the lodge.
- Lorraine's comments on budget:
  - **Income:** Not sure it is realistic to expect \$6,400 in late dues to be paid. We had more back dues paid last year than anticipated. Not sure if there are another 10-15 members who didn't respond to collection calls in 2019, that will be paying us in 2020. I assume these are lots.
  - **Maintenance/Lodge:** Based on what I have been told at prior board meetings, the stone used for chimney is porous and soaks up water in heavy rains, causing leaking. (There also could be cracks in stone and mortar). The permanent solution is to enclose the 2-story chimney and close off fireplaces to prevent someone from trying to use them in the future. I do not have an estimate on the cost for framing and siding it. \$5,000 sounds low to me.
  - **Security wages:** Since we don't have a firm timeline, this may not be the years to reduce security budget. There will be a learning curve to learn to operate and answer general questions. All employees and board will need a class on details of operation and to answer the anticipated questions on how their personal guests, ambulance, delivery etc. will be handled.) A consistent response to those who are delinquent will need to be drafted.) With 2 entrances, these gates will need to be staffed during the transition period.

We discussed the budget, made a few tweaks, and will approve the final proposal next month.

## 5. Short-Term Rental Language Proposal

We need to agree on the language we need for our rules. Lorraine is suggesting the following:

- Suggestion for revisions to Paragraph 1 of Rule # 5 5.

Members of Peaceful Valley Lake Estates, who own a single-family dwelling, or a multi-family dwelling and rents said dwelling, must communicate to

Peaceful Valley Property Association in writing that the dwelling is rented. The owner must provide the following information in writing to Peaceful Valley Property Owners Association:

- a. Complete legal name and the date of birth of the renter and any person or persons residing in the dwelling.
  - b. Vehicle make, model, year and license plate number with supporting documentation (title or registration) for each vehicle owned or used by the renter and other resident in the dwelling
  - c. Watercraft
  - d. Golf carts, ATV's and other off-road vehicles, etc.
- Paragraph 2 & 3 is hereby added to Rule # 5.
2. Definition of SHORT-TERM RENTAL: The rental to transient guest of the whole or a portion of a single or multi-family dwelling unit located in Peaceful Valley Lake Estates for a period of less than thirty (30) consecutive calendar days. Examples include, but are not limited to, bed-and-breakfast facilities and rentals arranged through online marketing or facilitation services.
  3. No short-term rentals are allowed in Peaceful Valley Lake Estates. Any property owner violating this rule will be assessed \$50 or 25% of the daily rental fee, whichever is greater for each day the dwelling is rented. The assessment is due within 30 days of being invoiced. If the assessment is not paid in 30 days, it will be deemed delinquent. This assessment shall bear interest at the rate of eighteen percent(18%) per annum from the date of delinquency and such assessments, together with interest shall constitute a lien upon a dwelling until against which it is assessed until the amount, together with the interest and charges, is paid in full.

## **6. Damage to Lower Entrance Sign**

On January 9<sup>th</sup>, a resident drove into the lower entrance sign, causing significant damage to the stone pillars holding it up. The resident then drove his damaged car to his house on Woodson while apparently missing a wheel or tire, gouging a trail to the house. Lorraine has taken on responsibility for dealing with getting estimates and dealing with the insurance company and reported that we have settled with the insurance company for just under \$10,000.

## **7. Snow Removal Update**

We had several snow/ice events in December and January. Dan discussed the possibility of purchasing a snow spreader for the pickup truck to do pre-treating and touch-ups when necessary rather than have the contractor do so.

## **8. Culvert Replacement**

Charlie met with Tim Jenkins to scope out the culvert project. Tim will do this in the spring, with an estimated cost of \$3500 to replace the culverts from the beach to the dam on Lake Shore Dr.

## **IX. Formal Complaints**

Don Brussel complaint about clogged culvert in front of his house. The culvert is under his driveway and is not a PVL issue.

## **X. Building Plans to be approved**

Gazebo on Norris Property. We previously approved a garage, but now the owner wants to place a Gazebo where the Garage would have been built. The board approved the project.

Seawall replacement on McGraw property. Since it's a replacement, the board approved the project.

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

McGraw, Michael and Lynn #697  
-Lot 38 East Hills Sub I Trk A  
-Previous Owner: Marita Ketcherside.

## **XII. Committee Reports**

### Administrative

#### a. Office

Purchased used flat screen from Chris to place on wall opposite Kim's desk to allow her to monitor surveillance cameras during business hours.

W-2s and 1099s for employees and contractors were processed and distributed by the end of January.

### Operations

b. Roads/Maintenance

December 16<sup>th</sup> snow event totaled \$4995 for multiple plowings and salting over the 3-day event. January 4<sup>th</sup> ice/snow event required one salting for \$925. Dump truck clutch went out the day before the snow event so we didn't have any capability of plowing or salting ourselves.

c. Security

Another gas theft the evening of the snow event in mid-December. Appears to be same perpetrators, this time they parked the car off camera. We turned over footage to the sheriff, they advised mounting a camera where we can get a very clear facial shot of any thieves in the future. The Sheriff's deputy mentioned that they previously impounded the Volvo SUV caught earlier by the camera, so they do not know what the thieves are currently driving. Since we do not use as much gas in the summer as we did when we were cutting our own grass, there's no need for us to keep regular gas in the tank. We should empty the tank and have the trucks gassed up in town.

d. Building

No activity.

Members Facilities

e. Lodge

Two rentals scheduled in January.

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

We started burning the remaining uncut area on the back of the dam.

**XIII. Adjournment:** Meeting adjourned at 9:10 PM.