

MINUTES OF MONTHLY BOARD MEETING
January 21st, 2018

I. MEETING CALLED TO ORDER BY: Tom Eilermann at 7:30 PM at PVPOA Lodge, Owensville Mo.

II. ROLL CALL:
Tom Eilermann
Don Burrows
Mike Garlock
Kim Burkhardt
Glen Boettcher
Tom Bush
Geri DeAngelis
Gary Hacker
Charles Kinworthy

III. Directors Present:
Tom Eilermann, Mike Garlock, Tom Bush, Geri DeAngelis, Gary Hacker, Charles Kinworthy Jr.

IV. Directors Absent:
Don Burrows, Kim Burkhardt

V. GUESTS:

Gary DeAngelis

VI. GUEST ISSUES:

None, but a formal complaint by Don Brussels brought to Mike Garlock's attention. Mr. Brussels complaint is that his neighbor's fence has not been built in accordance with the plans approved by the board of directors and is unsightly and has requested board intervention.

VII. APPROVAL OF MINUTES:

Charlie Kinworthy made motion to approve the December 2017 minutes, seconded by Tom Bush, vote taken motion passed.

VIII. APPROVAL OF TREASURER’S REPORT AND RECAP:

Tom Eilermann requested that for future meetings, members be provided with financial information by the Monday before the meeting so members have time to review the documents. Specifically, the treasurer’s report and credit card statement is being requested in advance.

Motion to approve treasurer’s report by Mike Garlock, seconded by Gary Hacker, vote taken, motion passed.

IX. REVIEW AND APPROVE BILLS:

Charlie Kinworthy moved to approve the December bills. Tom Bush seconded, vote taken motion passed.

X. COMMITTEE REPORTS:

A. OPERATIONS

1. Maintenance:

There was a question about plowing only one lane during the recent snowfall, and related to that was a question about what happens during snowmelt in the shady spots that tend to ice over. Answer was that Maintenance goes back with salt, and should go back with salt and cinder if temperatures are forecast below 25°. There were some issues with salt/cinder spreader breaking down this week, and Tom Eilermann will pass message along to maintenance.

2. Security:

No report.

3. Roads

No report.

4. Work Orders:

Light illuminating the Peaceful Valley Sign at the upper entrance shines under the sign, blinding drivers at night. Maintenance request turned in to Don Burrows to find a method to shade the area, either readjust the light, or plant another bush, or put something to block the light.

5. Equipment:

Salt spreader malfunctioned, requiring repair. Also, lights on truck need repair.

6. Site Manager Report:

Submitted hand-written

B. LAKE

Still in discussion with Jarvis to get it done sometime between now and spring, they'll do lower entrance and near beach area, but are still considering different areas around the lake to dump the spoils.

1. Boats:

No report.

2. Fish:

We're adding 30 more grass carp in the Spring, 10 each by the beach, Woodson boat ramp, and fishing area. This brings the total added over the last few years to 105 added to the lake.

3. Weed Control:

Copper sulfate crystals preferred to liquid as the liquid stays on the surface while the crystals sink and continue to work. We'll start applying in the spring. Last summer, we applied chemicals into September—in prior years we usually stopped applying chemicals in August.

4. Dam:

60% of the back side of dam cut down and looking good. The worst part of the area near the cul-de-sac is done. Comment made that we should consider spraying down there to eliminate or retard growth.

C. MEMBERS FACILITIES:

D.

1. Pool:

Approved procurement of cover for kiddie pool. Geri DeAngelis will pay for it with current budget. Also approved was the purchase of additional pool chairs and lounges

2. Campground:

Discussed the possibility of charging fees for camping to both fund improvements to the campground and pay for cost of utilities, supplies, etc. RVs and Campers are much larger now, drawing more amperage requiring electrical upgrades to the

campground and lengthening the pads to accommodate the lengthier units. Proposal will be provided at next month's board meeting for consideration.

3. Storage Yard:

Phase one of the storage yard cleanup, that dealing with having members verify ownership of the items with membership numbers attached, is complete. Phase two deals with trying to identify items with no membership numbers. Good news is that some of the junk has been voluntarily removed by their owners, including the old camper that had been stored up there for several years.

4. Beach:

No report.

5. Pavilions:

No report.

6. Tennis Court:

Will need work next spring.

7. Beautification:

Prediction of a lot of dead bushes, etc. because of the drought. Discussed issue with whether frost-free hydrants are turned on or not. If they were left on, we could have been watering the vegetation.

D. ADMINISTRATIVE

1. Office:

Discussed issue with inconsistent property records at the county. While assisting the water company with determining ownership records, Gary Hacker and Loretta Heckelmann found several instances of county records showing Peaceful Valley Lake as owners of a lot, with the mailing address something other than PVL's address. What's more confusing is that the tax bills are being paid. We will need to do some further investigation to clean up these records.

2. Lodge:

Discussed the issue of roof leaks around the chimney. Charlie Kinworthy mentioned that the issue is that the rocks used to build the fireplaces and chimney are very

porous and that water doesn't actually leak through the roof but is absorbed by the rocks and gravity draws it into the lodge. Suggested maintenance procedure is to apply an annual coating of waterproofing material

Also discussed needing to repair the rear patio. Years of settling have caused it to crack and become uneven.

3.Members Activities.

Spaghetti Dinner and Game night scheduled for January 21st. Next month's activity will be a Super Bowl party on Sunday evening starting at 4:00 PM, with game time at 5:30 PM. Details to come on the website and newsletter.

XI. OLD BUSINESS:

A. Security Cameras

The recent damage to the bridge near the lower entrance highlights the need for us to consider placing surveillance cameras near areas that may be subject to vandalism or damage. If we had a camera near the lower entrance, we likely would have caught contact information about the semi-truck that hit and damaged the bridge, resulting in between \$6000 and \$10,000 damage. Gary Hacker discussed the various locations for camera placement and the several types of cameras available. To view the locations see the map at

https://drive.google.com/open?id=1KChjAXqtUPzuVxfuH7oBq9ril0sBQ9Zp&usp=s_haring

XII. NEW BUSINESS:

A. Dock Extension

Mike Garlock discussed problems some residents are having with the current limitation of how far out in the lake a dock can extend. The Rules and Regulations specify a 24-foot limit. One of the issues is that as the lake has silted up in shallower areas, the 24 feet doesn't extend far enough to provide sufficient depth for many of the newer, larger boats. After much discussion, the board agreed to change the limit from 24 feet to 32 feet. Mike Garlock made the formal motion to change to 32 feet, Tom Bush seconded, motion passed.

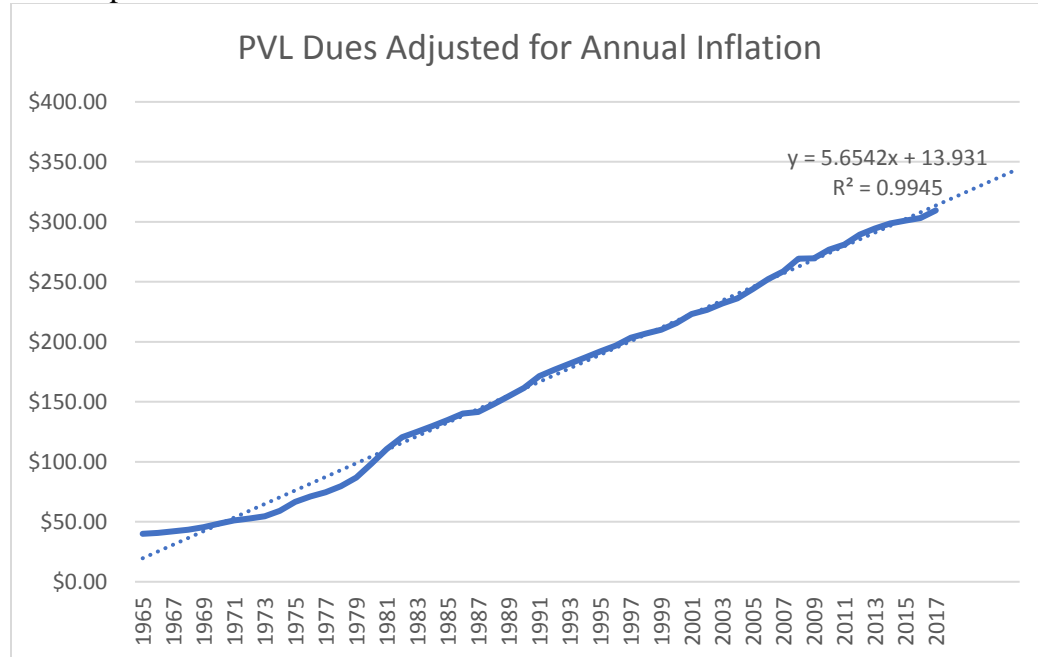
B. Budget for 2018

The treasurer presented the proposal for the 2018 budget. The board did a line-by-line review of the proposal and committee chairs and members suggested a variety of changes. See attached spreadsheet with the proposed budget and changes.

C. Proposed dues for 2018.

With the proposed budget in place, the board is recommending an increase of \$25 per year to bring the annual dues to \$325 per year. Gary Hacker presented a graphic

showing dues adjusted for inflation starting with the \$40 annual dues payments from the mid-60s. Using the Bureau of Labor Statistics formula for annual inflation, the graph shows that a \$325 annual dues in 2018 is the same as the \$40 dues in 1965. Charlie Kinworthy moved to raise dues to \$325, Gary Hacker seconded, vote taken, motion passed.



D. Proposal for using credit cards to pay dues

Gary Hacker provided two presentations for consideration at next month's meeting. First is to consider allowing members to pay dues with a credit card or other electronic funding method, and to allow quarterly or monthly payments. The second is to consider reducing the lodge rental fee to promote additional usage. Presentations will be sent electronically to board members for review.

XIII. NEW MEMBERS TO BE APPROVED:

None presented.

XIV. ADJOURNMENT:

Geri DeAngelis made a motion to adjourn. Tom Bush seconded the motion, vote taken motion passed.

| EXPENSES | | Budget 2016 2017 | Budget 2017-2018 | Proposed Budget 2018-2019 | | Expenses 2016 2017 | Expenses thru Dec 2017 | Projected Expenses 2017 2018 | Comments | Budget Resolution |
|----------|---------------------------|---------------------|---------------------|------------------------------|--|-----------------------|---------------------------|------------------------------------|--|--|
| 8015 | Soda Machine Expense | \$275 | \$250 | \$275 | | \$218 | \$261 | \$275 | | ok |
| 8050 | Bank Service Charge | \$30 | \$50 | \$50 | | \$50 | \$16 | \$25 | | ok |
| 8055 | Beautification | \$1,000 | \$500 | \$1,000 | | \$112 | \$267 | \$267 | | Recommend \$600 |
| 8065 | Collection Expense | \$0 | \$700 | \$500 | | \$632 | \$430 | \$500 | | ok |
| 8095 | Car Allowance | \$100 | \$250 | \$350 | | \$216 | \$329 | \$350 | | ok |
| 8097 | Gas and Oil | \$5,200 | \$3,500 | \$3,500 | | \$3,351 | \$2,953 | \$3,500 | | ok |
| 8100 | Insurance | \$10,000 | \$16,250 | \$16,000 | | \$16,387 | \$11,256 | \$14,200 | | ok but shop around |
| 8120 | Legal Fees | \$1,000 | \$1,000 | \$1,000 | | \$0 | \$60 | \$60 | | ok |
| 8125 | Accounting Fees | \$2,000 | \$2,800 | \$3,000 | | \$2,640 | \$2,495 | \$3,000 | | ok |
| 8131 | Lodge Heat (Propane) | \$1,500 | \$1,500 | \$1,500 | | \$1,209 | \$241 | \$1,000 | | ok |
| 8135 | Member Activities | \$1,710 | \$500 | \$1,000 | | \$341 | \$535 | \$535 | | ok |
| 8160 | Payroll Expenses | \$13,000 | \$16,000 | \$16,000 | | \$16,518 | \$11,236 | \$13,500 | | Recommend \$14000 |
| 8170 | Postage | \$1,200 | \$1,000 | \$1,000 | | \$1,230 | \$497 | \$1,000 | | ok |
| 8175 | Refuse / Waste Mgmt | \$2,450 | \$3,600 | \$2,500 | | \$3,521 | \$1,984 | \$2,500 | | ok |
| 8192 | Campground/Repairs/Maint | \$500 | \$1,000 | \$5,500 | | \$732 | \$1,189 | \$1,189 | Addl \$4500 for elec/water spigot upgrades | ok |
| 8193 | Equipment/Repairs/Maint | \$10,000 | \$10,000 | \$15,000 | | \$9,814 | \$8,252 | \$10,000 | New commercial mowers (zero turn rider and push), sickle bar | ok |
| 8194 | Lake/Repairs/Maint | \$4,000 | \$8,500 | \$20,000 | | \$5,063 | \$3,455 | \$3,500 | Addl \$3000 for dam mowing, Riprap for lake shore? Dredging? | Reduce by \$11,500 |
| 8195 | Lodge/Repair/Maint | \$2,000 | \$2,500 | \$3,500 | | \$2,235 | \$2,460 | \$2,500 | Addl for new water heater | Leave at \$2500, replace anode in Water Heater |
| 8196 | Roads/Repair/Maint | \$50,000 | \$60,000 | \$60,000 | | \$48,056 | \$56,043 | \$60,000 | Addl ??? for handicapped parking at lodge | Move bridge repair from capital improvements, change to \$67,500 |
| 8197 | Tennis Court/Repair/Maint | \$100 | \$100 | \$100 | | \$204 | \$0 | \$0 | | ok |
| 8198 | Pool/Repair/Maint | \$3,000 | \$3,000 | \$3,000 | | \$12,015 | \$24,391 | \$24,400 | | add \$250 for pump parts |
| 8199 | Beach/Repair/Maint | \$1,500 | \$500 | \$500 | | \$481 | \$167 | \$167 | | ok |
| 8210 | Salary/Wages | \$70,000 | \$67,000 | \$65,000 | | \$62,109 | \$47,197 | \$55,000 | | Reduce by \$5,000 hire deputies for select weekends |
| 8215 | Security | \$400 | \$100 | \$2,000 | | \$0 | \$35 | \$35 | Addl \$2,000 for camera security | ok |
| 8221 | Office/Supplies/Equipment | \$4,000 | \$3,000 | \$3,500 | | \$2,953 | \$3,230 | \$3,500 | | ok |
| 8222 | Janitorial Supplies | \$750 | \$1,000 | \$1,000 | | \$989 | \$883 | \$1,000 | | ok |
| 8230 | Taxes & Licenses | \$600 | \$600 | \$750 | | \$624 | \$734 | \$750 | | ok |
| 8240 | Telephone | \$1,575 | \$1,800 | \$2,000 | | \$1,603 | \$1,671 | \$2,000 | | ok |
| 8260 | Utilities | \$10,000 | \$15,000 | \$17,000 | | \$14,256 | \$13,878 | \$17,000 | Not including propane? | ok |
| 8270 | Misc. Expense | \$300 | \$2,100 | \$1,000 | | \$2,444 | \$816 | \$816 | | ok |
| 9000 | Meals & Entertainment | \$50 | \$0 | \$0 | | \$0 | \$0 | \$0 | | Remove category |
| 9005 | Advertising | \$100 | \$100 | \$100 | | \$0 | \$87 | \$87 | | ok |
| 9008 | Dues & Subscriptions | \$500 | \$50 | \$100 | | \$83 | \$0 | \$0 | | ok |
| | Capital Improvements | \$25,000 | \$0 | \$6,000 | | \$16,640 | \$0 | \$0 | Bridge repair - \$6,000 | Remove category, moved to road maintenance |
| | | \$223,840 | \$224,250 | \$253,725 | | \$226,723 | \$197,048 | \$222,656 | | |