

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

January 18, 2019

I. Call to Order:

Meeting was called to order at 7:30 PM by Kim Burkhardt

II. Roll call:

Kim Burkhardt, President (via WebEx)

Charles Kinworthy, Vice-President

Tim Edwards, Treasurer

Gary Hacker, Secretary

Glen Boettcher

Greg Brenner

Tom Bush

Carol Eilermann (via WebEx)

III. Guests

Ray Oldfather & Randy Fuller representing PWSD's proposal to procure property surrounding the lagoon and the water tanks and well pump.

IV. Guest Issues

Ray presented the PWSD board's preferences based on the joint PVPOA/PWSD sub-committee's recommendations to allow PWSD to acquire the lagoon and water tank property from PVPOA. PWSD proposed to provide just over \$1000 in annual water utility discounts, notably only charging PVPOA for 2 spigots in the campground instead of 7, and not charging for the spigot on the recently acquired Gazebo property near the beach. PWSD will assume all costs for legal fees, surveying fees, and recording fees associated with subdividing the parcels.

V. Approval of minutes from last meeting

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

VI. Approval of Treasurer's Report and Recap

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

VII. Review and approve bills.

Carol moved to approve bills, Tim seconded, motion carried.

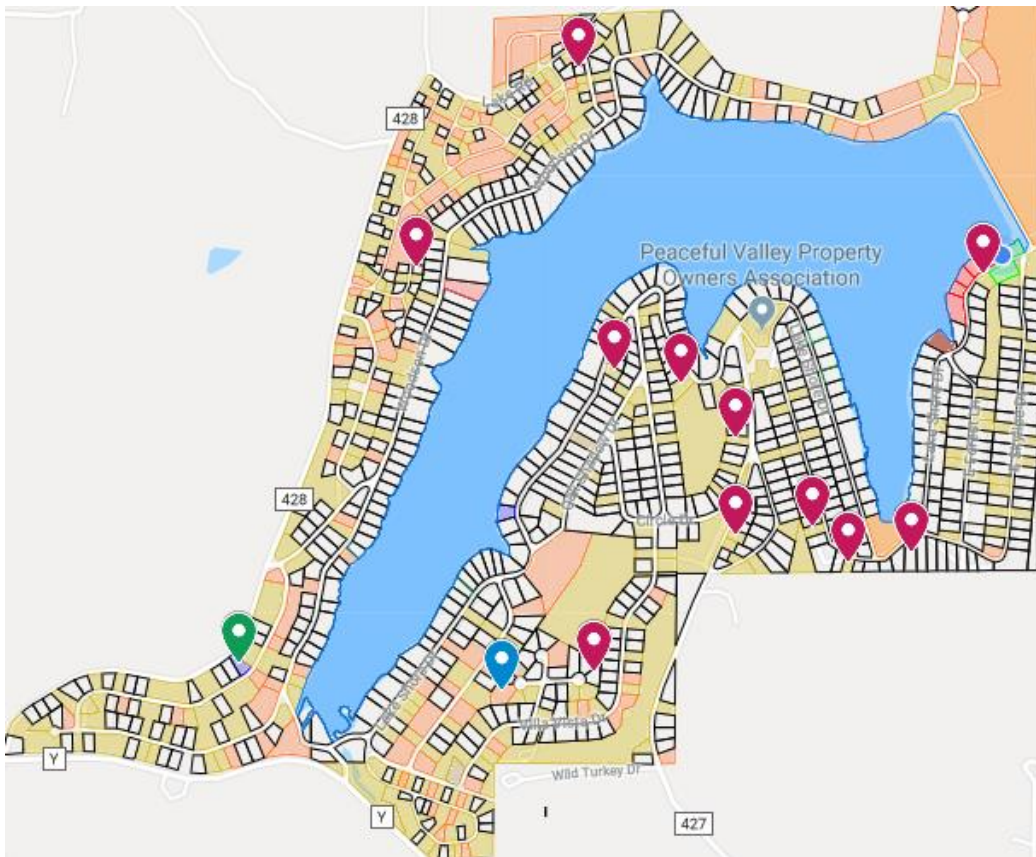
VIII. Old business

a. Bridge Repair:

No update because bad and frigid weather making it difficult to assess options.

b. Listing PVL Lots for Sale

Scheduled to meet with assessor and collector in a few weeks. Anticipate sales being posted by the end of the month. We've taken back an additional property from the Saebens.



c. Elizabeth Rowe Beach Property

Elizabeth signed the paperwork over the holidays and the property now belongs to PVPOA. The board approved writing/signing a thank you letter and spending up to \$75 on a thank you gift basket. Gary took action to procure the basket.

d. Dam Brush Cutting/Inspection

Tom and Gary met with the inspectors on Jan 8th at 8:30 AM. They did the inspection and stopped by the lodge to let us know it passed so the permit will be renewed for another 2 years. They mentioned that there was some seepage in the same area as the last inspection, but was no worse now than it was then. They also mentioned again about putting in rip rap between the spillway and the seawall is something we should consider for the future, but noted that there wasn't any appreciable erosion since last inspection. We're awaiting their formal report.

e. PWSD Property Acquisition

Committee formed with Gary Hacker and Carol Eilermann from PVPOA and Randy Fuller and Ray Oldfather from PWSD to develop options for each board to consider. We met and developed 3 general options

- Allow PWSD to Acquire the property for a cash payment
- Turn over property to PWSD in consideration of utility discounts
- Lease the property to PWSD.

As mentioned above, Ray Oldfather and Randy Fuller presented the PWSD's proposal, which was to offer utility discounts in exchange for the property transfer. After significant discussion, the board agreed to accept the offer.

IX. New business

a. Budget Determination for 2019-2020

The board met in a budget committee just prior to the board meeting to discuss the budget proposal for next year. We're recommending keeping \$325 for our annual dues. The committee agreed on about 80% of the budget and needed some clarification on some of the recommendations. We plan to finalize the budget at the February 2019 board meeting.

b. 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 the majority of board members believe that members should get only one vote, regardless of how many lots they own.

c. Question from Tom Bush—who has credit card and who can sign checks, and status of safe deposit box.

There is one credit card in Gary's name. Normally would be in treasurer's name, but Mike Garlock, our then Treasurer mentioned that he would not be running for the board the following year so we decided to put it in Gary's name. As for signing checks, the President, Secretary, and Treasurer are authorized to do so. With Mike's resignation, we had to modify the paperwork at the bank, so now Kim, Gary, and Tim can sign. In addition, the Edward Jones account was accessible by Mike and Gary, and we're in process of getting Tim authorized to access.

The safe deposit box at Legends hasn't been accessed in years and no one seems to know where the key is. That means it will need to be drilled by a bank employee. The bank requires that two of the PVPOA officers need to be present when the drilling occurs. The last reported cost to do this is \$50 if it's drilled when the roving employee is at the local branch, or \$150 for an appointment + the \$50 drilling fee. One of our members, Jeanie Rademacher, is a bank employee and knows to call us when they know the driller is going to be at the branch, but it's a hit or miss proposition. The driller is most often engaged on urgent legal issues, drilling safety deposit boxes on behalf of courts doing probate work.

d. Greg Brenner resignation.

Greg sent an email about 30 minutes before the designated start time of the board meeting submitting his resignation from the Board of Directors. The board agreed to reach out to previous candidates to gauge their interest in serving the remaining term on the board.

X. Formal Complaints

George Dineen submitted a complaint about the pickup truck that's been parked in the ditch on Skyline. We will issue a letter discussing the Missouri statutes regarding abandoned vehicles on private property and advise them to move it to the storage yard.

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

Kim continues to clean up the office files, and in general bring good order and discipline to the office administration.

Operations

b. Roads/Maintenance

Two snow events resulted in us exhausting our salt/cinder supply and having to procure another truckload. Mostly favorable responses from residents and members for how well the roads were taken care of. Tom also discussed obtaining bids for the road resurfacing this summer.

c. Security

Nothing to report.

d. Site Manager

Things going well.

e. Building

Nothing to report.

Members Facilities

f. Lodge

January social event will be a movie night on January 19th.

g. Pool

Nothing to report.

h. Campground

Nothing to report.

i. Beautification

Nothing to report.

Lake

j. Boats

Nothing to report.

k. Fish

Nothing to report.

l. Weed Control

Carol agreed to provide a report on the types of aquatic vegetation in the lake that we can share via the monthly Splash newsletter.

m. Dam

Dam was inspected by MO DNR and passed, permit renewed for another 2 years.

XIV.Adjournment

Meeting was adjourned at 9:45 PM.