

PVPOA Board of Directors

Meeting January 15, 2021

I. Meeting called to order on zoom at 6:30 p.m. per President Charlie Kinworthy Jr.

II. Roll call: Present: Charlie Kinworthy Jr, Lorraine Andrysek, Gary Hacker, Carol Eilermann, Dan Hoemeke, Mark Martinez, Julia Baker. Absent: Carol Wilka (joined in at 7:11pm), and Kim Burkhardt.

III. Guests- none

IV. Guest issues- none known.

V. Approval of December minutes. Correction, under finance after cost of living 1.3%. Motion per Lorraine Andrysek, second per Dan Hoemeke, approved as corrected.

VI. Treasurer report

VII. Old Business

a. Street signs ordered. Gary Hacker had prototype of a house number sign for \$20. Dan Hoemeke offered to go to fire department to check regarding old signs currently at Peaceful Valley.

b. Gates: Tim Jenkins ready to trench, waiting on Huesgens. Decker to do concrete, Karl Kloster has forms ready for pads. Lorraine has plan B, with Birdsong gates.

c. New accountant needed. Gary Hacker checked with a CPA firm experienced with HOA, only to find out that we only would pay taxes on the interest on our accounts, and that the non-spent money is not taxed as our current account said. Discussion of which firm to use followed, noting that in this digital age it is not really necessary to have a local accountant. Carol Eilermann moved to change our

accountant to Fick, Eggemeyer, and Williamson CPA firm, and to proceed filing taxes up until 06/2020. Seconded per Mark Martinez, and motion carried.

VIII. New business

a. 2021 Budget: Line by line discussion of proposed budget from committee. See attached budget sheet with comments. Mark Martinez moved to raise dues to \$347.50, second per Julia Baker; approved

IX. Formal complaints-none

X. Building plans: McGraw submitted plans for dock, Gary Hacker will put out email for approval.

XI. New members: Williams bought lot from Buchmeier, Behrens bought from Nancy Jenkins, and Hinson spec house sold to Cofer.

XII- Committee Reports: None.

XIII. Adjournment: Gary Hacker moved, second per Dan Hoemeke. Adjourned at 9:00pm. Charlie Kinworthy said goodbye to all, will still be around, just not a member.

	Actual	Budget	Remaining	2021-22 Proposal	Comments
Income			Number of Lots	723	
Assessments to Members			Proposed Dues	\$347	
Annual Assessments	235,501.93	230,000.01	-5,501.92	\$250,881	
Assessment Refunds	-85.00		85.00		
Late Fees	3,447.94	6,500.00	3,052.06	\$3,500	
Total Assessments to Members	\$ 238,864.87	\$ 236,500.01	-\$ 2,364.86	\$254,381	
Rental Revenue					
-Campground Rental	290.00	175.00	-115.00	\$175	
-Gazebo Rental	50.00	75.00	25.00	\$0	
-Lodge Rental	-75.00	1,400.00	1,475.00	\$0	
Rental Cancellation	-375.00		375.00		
Total Rental Revenue	-\$ 110.00	\$ 1,650.00	\$ 1,760.00	\$175	
Revenue from Other Sources					
Credit Card Cash Back	66.16	200.00	133.84	\$150	
Interest Income	1,966.91	1,200.00	-766.91	\$2,200	
Misc. Income	10,089.69	44,875.00	34,785.31	\$20,000	\$20K from reserves for dredging
Soda Machine Revenue	384.65	525.00	140.35	\$500	
Utilities and Labor Reimbursement	1,187.37	1,800.00	612.63	\$1,200	
Total Revenue from Other Sources	\$ 13,694.78	\$ 48,600.00	\$ 34,905.22	\$24,050	
Total Income	\$ 252,449.65	\$ 286,750.01	\$ 34,300.36	\$ 278,606.00	
Cost of Goods Sold					
-Maintenance Wages	15,473.09	25,093.76	9,620.67	\$25,000.00	Raise Tom from \$200 to \$225/wk, Don from \$15 to \$15.50
-Security Wages	17,221.82	17,429.53	207.71	\$23,825.00	This figure includes pool staff and security staff. Based off of number of hours worked last year as well as factored in increased wages. All but Marie will get raise up to \$10.50/hour due to increased minimum wage. Marie didn't get a raise last year, so raise Marie from \$11.55 to \$13.00
-Tax on Maintenance & Security Payroll	2,711.29	4,716.47	2,005.18	\$3,231.00	Reduced to \$3231 to balance budget
Beach Repairs & Maintenance	364.11	750.00	385.89	\$500.00	
Beautification Expense	-4,198.53	1,000.00	5,198.53	\$0.00	Beautification committee will need about \$500 in chemicals to maintain existing shrubbery, but can use money from Elizabeth Rowes fund. (\$500 from Rowe Money)
Campground Repairs & Maintenance	1,390.33	1,500.00	109.67	\$2,500.00	Fixing electric on multiple sites (raising the electric boxes). Leveling out washed out pads.
Contracted Lawn Care	19,937.24	18,000.00	-1,937.24	\$23,000.00	Improvements to the bath house.
Equipment Repairs & Maintenance	3,437.94	10,000.00	6,562.06	\$4,000.00	Proposal reduced by \$1000

Lake Repairs & Maintenance	6,223.70	10,000.00	3,776.30	\$9,000.00	Buy Shiners (\$1275) and add Dredging (\$20K from Maintenance reserve). Will not need \$3K for chemicals. Reduce to \$9K to cover dam cutting and \$3K for miscellaneous (fish cover, gravel on dam, etc) \$6000 for cutting back of dam. : lake budget would include \$20,000 to have creeks at both ends dug out, which will increase time before major dredging. Also, about \$1500 for purchasing 100 # of shiners, and possibly \$3000 for chemicals(hopefully won't need).
Lodge Repairs & Maintenance	3,449.49	5,000.00	1,550.51	\$5,000.00	Need to repair back concrete and add steps to pool and pathway to road on west side
Pool Repairs & Maintenance	1,411.93	3,000.00	1,588.07	\$2,000.00	Pay for chemicals now (\$1600) +\$300 for storage tub, and skimmers) Keeping budget the same as last year, we have yet to meet budget this year. I am going We will use up the remaining budget for this year and purchase the storage tub and new skimmers as requested.
Roads Repairs & Maintenance	71,881.95	81,500.00	9,618.05	\$85,000.00	Do a mile+ of road and parking area at lower entrance
Snow Treatment and Removal				\$10,000.00	Broken out this year to separate from Road Repairs and Maintenance
Storage Area Maintenance		1,500.00	1,500.00	\$1,500.00	Add rock and number posts
Supplies-Janitorial	1,050.03	1,000.00	-50.03	\$1,000.00	
Supplies-Security	843.75	20,750.02	19,906.27	\$1,500.00	New uniform shirts, ID badges and misc. stationary supplies for security staff. Buffering in \$1500 for potential repairs needed for gates. Move the gates maintenance to new line item (\$1500)
Security Gate Maintenance				\$1,500.00	New line item created
Tennis Court Repairs & Maintenance	626.14	1,000.00	373.86	\$0.00	Need to fix flagpole
Trapping	430.00	2,000.00	1,570.00	\$1,000.00	reduce to \$1000
Total Cost of Goods Sold	142,254.28	204,239.78	61,985.50	\$199,556.00	
Expenses					
Accounting Fees	1,349.00	2,000.00	651.00	\$1,750.00	
Bank & Card Charges	32.14	50.00	17.86	\$0.00	
Dues & Subscriptions	35.00	100.00	65.00	\$50.00	
Gas and Oil	1,144.97	2,000.00	855.03	\$1,750.00	Reduce from \$2000 to \$1750
Insurance	20,785.80	21,000.00	214.20	\$24,500.00	Think about keeping \$5K in reserve for possible deductibles
Legal Fees	1,051.75	1,225.00	173.25	\$1,000.00	
Member Activities	251.17	1,000.00	748.83	\$500.00	
Office/Supplies/Equip.	2,993.23	3,500.00	506.77	\$3,500.00	
Payroll Expenses					
Taxes	294.08		-294.08		Belongs in maintenance & Security Wages

Wages	118.95		-118.95		Belongs in maintenance & security taxes
Payroll-Administrative Wages	17,596.04	21,100.00	3,503.96	\$20,000.00	Office should be open 20 hours/week off-season, 25/week on-season (Oct 1-Jan 31). Raise for Kim from \$14 to \$15.50/hour
Payroll-Tax on Administrative Wages	884.89	1,900.00	1,015.11	\$1,200.00	
Postage	963.18	1,250.00	286.82	\$1,500.00	
Refuse / Waste Mgmt	3,921.41	3,200.00	-721.41	\$4,000.00	Higher expense in 2020-21 because of the extra portapotties
Reimbursements	308.12	750.00	441.88	\$350.00	This is reimbursement to security and admin for mileage.
Soda Machine Expense	264.63	500.00	235.37	\$500.00	
Taxes and Licenses	662.40	1,400.00	737.60	\$700.00	
Telecommunications/Internet	1,322.31	1,250.00	-72.31	\$2,750.00	Internet bills. \$1200 for lodge, \$1200 for security gates, \$350 for security cameras and web hosting subscription.
Utilities	13,706.15	18,000.00	4,293.85	\$15,000.00	
Subtotal Expenses	67,685.22	80,225.00	12,539.78	\$79,050.00	

Income	\$252,449.65	\$286,750.01		\$278,606.00
Expenses	\$209,939.50	\$284,464.78		\$278,606.00
Difference between Income and Expenses				\$0