

Peaceful Valley Lake Property Owners' Association
July 2019 Board of Directors Meeting Agenda

July 19, 2019

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
Vacancy

III. Guests:

Charlie Kinworthy, Sr., Jimmy Herrell, Gus Hoernschmeyer, Todd Davis, Marilyn Montgomery

IV. Guest Issues

Concern over Airbnb rental in PVL—board discussed whether it is against our rules or not. Our rules do allow renters but was intended for long-term rentals. Regardless, owner had not advised PVL of renters. Charlie took action to contact the owner and advise her to honor any current rentals, but to also advise the office when they do have a renter, but to not take any further rentals until we can poll the membership at the annual meeting to see if this is something we want to allow or prohibit.

V. Approval of minutes from last meeting

Lorraine moved to approve the July Minutes, Carol E. seconded, motion carried.

VI. Approval of Treasurer's Report and Recap

Carol E. moved to approve the Treasurer's Report and Recap, Lorraine seconded, motion carried.

VII. Review and approve bills.

Discussion of treasurer's report was included profit and loss statement. Recommend action for next month to consolidate Review and Approval of Bills under the Treasurer's Report and Recap.

VIII. Old business

a. Bridge Repair:

Charlie talked to Danbeck Construction about getting in to fix the bridge. Need update.

b. Proposal to PWSD.

Gary met with Mike Garlock to discuss the proposal from last month's meeting of possible mutual savings to both organizations as a result of taking advantage of wireless technology to eliminate the duplication of phone and internet bills, software licensing, and things like payroll processing and other economies of scale. Mike was receptive to the suggestions. Gary will work on some specific examples for presentation to both boards within the next few weeks.

IX. New business

1. Need for Additional Hires

A member of the maintenance team was terminated earlier this month. Tom has expressed an interest in hiring someone else for the position. Also, we need to determine if we want more security, particularly in the early morning and after midnight on weekends. If so, we will need to hire additional security personnel. We now have a retiree (Charles Snodgrass) who helps when needed, but we may need some similar help in the future. We discussed approaching Marie to cover some of the early morning activities to see if she's interested. We also discussed revisiting placing access gates at the two main entrances and closing access from Lake Rd. on the north side of the lake.

2. Airbnb Rentals

See discussion above under Guest Issues.

3. Membership privileges for PVL employees as a loyalty incentive.

Our transition to using Indeed.com to find employees for Peaceful Valley has resulted in several high-quality employees, none of which are Peaceful Valley Members. Our old policy guidance had a loyalty incentive of a week's paid vacation for anyone that had 2 or more years of longevity with us. This proved unworkable as it was difficult to quantify how much a week's vacation would be for part-time employees, and the

constraint that the employee couldn't take leave between March and October. Since most of our employees are non-members, Gary proposed that we extend membership privileges to our employees after they reach a certain level of longevity. Discussion was whether we provide "full privileges" to include allowing boats on the lake, or if it would be limited to pool and fishing. After some discussion, we agreed that full privileges would be extended. Discussion also focused on providing paid time off for our year-round employees and the board agreed in principle with that suggestion. Gary and Dan took an action to determine what the length of service would be to qualify for both privileges and time off and will bring that to the next meeting for a formal motion and vote.

4. Finalize boundaries for property transfer to PWSD.

PWSD has proposed boundaries for the property around the water tanks and lagoon. We need to either agree with their proposal or suggest an alternative. We discussed their proposal and agreed on the proposal for the lagoon area but modified the proposal for the area around the water tower to not include the guard shack area.

5. Discussion of possible dues increase or special assessment.

Lorraine and Carol W. are suggesting we start discussions to address members concerns about security (to include possibility of installing gates/turnstiles at the entrances), the lake issues, etc., which may necessitate increasing dues or having a special assessment. We agreed to develop two budget proposals for the Annual Membership Meeting to vote on, one that includes a significant increase for taking care of the lake issues, and the other to stay at about the current dues level.

X. Formal Complaints

a. Goose droppings at the beach. Tom mentioned that there's now a large can where the goose droppings are scooped up and removed.

b. Restroom at Lodge Marina and Campground Issues: Debbie Hollander

"Has anyone used the restroom at the public dock below the Lodge? I used it Sat morning and it was awful!! The smell of urine was disgusting. If we are paying someone to clean this it is a waste of our money!!

The restrooms at the campground were clean and well maintained.

It doesn't look like much has been done to the campground since it opened in April. What is the plan for completion?"

Our cleaning person takes care of both restrooms. She generally takes care of it before the weekend and after the weekend. Unfortunately, it only takes one inconsiderate user

to really trash a restroom, but it is not that it isn't being cleaned. Tom locks the bathrooms every night and unlocks them every morning now to prevent vandalism. As for the campground, we've added 50-amp service and additional water to the campgrounds last year, and this year we're working on leveling and lengthening several of the pads.

c. Jimmy Herrell has complaint about ditch washout near his house.

He discussed working with us to get that resolved. Note, shortly after the meeting, Jimmy has a small backhoe and straightened up the problem.

d. Carol Eilermann mentioned that grass cutters sent rocks through windows on her garage. Tom mentioned there were others who received similar damage to present to the contractor for reimbursement.

e. Randy Fuller mentioned that we need to remove loose gravel near the boat ramp as people are having difficulty pulling boats out of the water. Action has been completed.

f. Multiple: Boats parked at the marina, not leaving spots for day users. Lorraine will craft a letter to the offending parties which will be delivered via certified mail. Camera will be installed to verify movement.

XI. Building Plans to be approved

None.

XII. New members to be recognized.

None.

XIII. Committee Reports

Administrative

a. Office

Nothing to report.

Operations

b. Roads/Maintenance

Tom mentioned that the contractor should start working next month. Tom discussed the culvert near Don Brussel's house.

c. Security

Nothing to report.

d. Site Manager

Nothing to report.

e. Building

Nothing to report

Members Facilities

f. Lodge

Lodge is seeing a lot more rentals this summer. Birthday parties, wedding rehearsal dinners and receptions, family reunions, and memorial services make up the majority.

g. Pool

New pump is much more efficient than the old one making it easier to keep clean.

h. Campground

Campground usage is way down this summer, due mostly to the wet weather earlier in the season.

i. Beautification

Nothing to report.

Lake

j. Boats

Nothing to report.

k. Fish

Charlie mentioned that we'll be putting 60 more grass carp into the lake.

l. Weed Control

Charlie mentioned that the action we're taking seems to be working. The chemicals seem to start working within a couple of days. The approach is to spray about 25% of the lake then wait 2 weeks and follow up in other areas.

m. Dam

Nothing to report.

XIV. Adjournment

Carol E. moved to adjourn, Gary seconded, motion carried, meeting adjourned at 9:51 pm.