

Peaceful Valley Lake Property Owners' Association

Board of Directors Meeting Minutes

July 17, 2020

I. Call to order: Per President Charles Kinworthy Jr, at 7:05 pm

II. Roll Call: Charles Kinworthy Jr, Lorraine Andrysek, Gary Hacker, Carol Eilermann, Julia Baker, Dan Hoemeke, and Mark Martinez present. Carol Wilka and Kim Burkhardt absent.

III. Guests: Richard Koch and wife, Dale and Linda Meyer

IV. Guest issues: Names on deed on house at 1617 Woodson. Elizabeth Koch (homeowner) in nursing home, son Richard Koch with POA. Names changed on our records, mailing address corrected.

V. Approval of Minutes of June meeting: Lorraine requested Rules and Regs have revision date (June 2020) added; also add electric to security gates. Motion to approve minutes per Lorraine, second Dan, approved as amended.

VI. Approval of Treasurers report; Charlie explained purchase order system to be put in effect, will be required on all purchases, with committee chairman's approval needed. Lorraine asked about grass cutting schedule, checks. Mark motioned to approve, second per Gary, report approved.

VII. Old Business: Charlie reported he and Karl Kloster drilled holes, found no voids; however, from underneath there is voids towards Hwy Y where footing washed out. Bridge is structurally stable, piered; we will need to stop concrete from running out to fill voids. Mark inquired as to finish date on Ben Buser dock, which has been under construction for over a year. Mark and Charlie will check with Buser.

VIII. New Business

a. Report from financial group on planning a financial strategy; Group met last Saturday, decided we must have separate Operating and Reserve accounts. Gary

said reserve should have about \$86,000 at present. Motion made per Carol E., second per Mark to have a committee of 3 board members whose signatures would be required on all banking accounts (includes Edward Jones), and would be needed to approve all future purchases. Motion approved, no nays.

b. Gasconade County Tax sale on Aug 24: 13 properties at PVL, but only 1 on 3rd sale. Bid is \$248. Agreed to authorize Gary up to \$300 to purchase this property.

c. Road damage Lakeshore speed bumps, curb edge- Dan to check with Midstate Paving.

d. Rental, now sub-letted, 1690 Lakeshore, with no trash pick-up, trash accumulating on side of house. Lorraine had letter sent last Monday regarding this, Dan volunteered to look into tomorrow.

e. Covid 19 status- agreed to hold at present state on all facilities.

IX. Formal Complaints; Jill Collie complained of weeds in corner, Charlie checked, minimal algae. Beaver at lower entrance area, trapper cannot trap until little or no activity on lake (probably November).

X. Building Permits; none submitted

XI. New members: 5 new members acknowledged.

XII. Committee reports

Gary reported administration/office that Kim busy trying to get people to fill out security sheets, stickers issued.

Security: Julia reported applicant for security had a 2017 misdemeanor theft on background check, decided not to hire.

Campgrounds- reservations working, will get signs for spaces similar to state parks, Charlie donated 12-15 green stakes already.

Lake: Dan reported Freedom Lawn Care to cut backside of dam this coming week.

Lorraine mentioned she had looked into audit for books, bonding of treasurer. Checked with Hausecheil and Bloom, and it would be about \$10,000 to have full audit done. Decided to submit bond application without audit.

XIII. Adjournment: Mark motioned, seconded Dan. Approved. Meeting adjourned at 9:11 pm.