

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

June 21, 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  
~~Tim Edwards~~

**III. Guests:**

Bob & Toni Kayser, Gus & Gina Hoernschmeyer, John Bohn, Elizabeth Hoffman,  
Charles Kinworthy, Sr., et al.

**IV. Guest Issues**

Several guests had complaints about the aquatic vegetation issue. Charlie discussed the measures we've been taking so far this spring and summer to address the issue, notably the addition of 80 more larger grass carp to bring the grass carp population added over the last 2-3 years to about 240. The latest addition were larger fish, costing about \$9.00 each. Also, we've applied liquid Dibrox and granular Hydrothol, with Dibrox proving to be very effective. We also bought 3 floating lake rakes for residents to borrow to help clear out the vegetation and encourage lakeside residents to use some of the chemicals (Dibrox & Hydrothol) that the Missouri Department of Conservation recommends.

John Bohn discussed seeing a lot of muskrats near his home in the marina area off Lake Shore Dr. We discussed the issue with trying to get trapper to trap the beavers in the lower area of the lake and how difficult it is to get trappers interested in what are relatively worthless pelts. We will continue to contact members of the Missouri Trappers Association and other sources to see if we can find a trapper that will take care of the issue.

Bob Kayser mentioned the issue with clearing the drainage ditch between his house and the beach. Tom Bush will investigate the issue.

Charles Kinworthy, Sr., mentioned a burgeoning issue with the increasing number of side-by-side ATVs that are in the area, with very few of them having membership numbers attached. Also, he's noticed that several people have been trailering them and we don't know if they're members or not. The board took action to remind members that the side by sides need to show membership credentials.

**V. Approval of minutes from last meeting**

Kim moved to approve minutes from the last meeting, Lorraine seconded, motion passed.

**VI. Approval of Treasurer's Report and Recap**

Lorraine moved to approve treasurer's report, Tom seconded, motion passed.

**VII. Review and approve bills.**

Carol moved to approve payment of bills, Lorraine seconded, motion passed.

**VIII. Old business**

**a. Bridge Repair:**

Charlie talked to Danbeck Construction about getting in to fix the bridge, but the ongoing rain has been complicating the issue. We will continue to coordinate this when things start to dry out.

**b. Listing PVL Lots for Sale**

We've got 3 lots pending for sale. We have some title issues with some of the properties being procured "on the courthouse steps" and the length of time it takes to remove a "cloud" from the title.

**c. Proposal to PWSD.**

PWSD shares the lodge and pays a share for utilities and other reimbursements. We of course pay our water/sewer bills. In reviewing last year's books (see spreadsheet below), we were billed \$6602 for water and sewer and we invoiced PWSD \$3226 for shared utilities expenses and the occasional use of our maintenance folks for labor. Thus, the true out of pocket expense for PVPOA is about \$3400.

We've switched over to VOIP phone, which includes our long-distance at no extra charge, but Fidelity forces us to retain at least one landline phone service in order to get internet service. PWSD currently pays Fidelity for phone and internet, probably like what we used to pay—somewhere between \$160 and \$180 per month. or \$1920 to \$2160 a year. If PWSD transitioned to a VOIP phone service on a shared internet, they could drop their landline phone and internet service completely saving them upwards of \$1,920-\$2160 per year. Subtract that from our \$3400 true out of pocket expense, and now we're getting close to breaking even.

We agreed to propose creation of a joint working group with PWSD a way forward where we can both save each other some money—for example, how about PVPOA pays \$2000/ year for water/sewer for the entire complex, and we provide them office space, internet service, and pick up the utility bills and landscaping of the entire complex in exchange for their cost savings on the back office costs and on hiring their own contractors to maintain the few acres they'll own here shortly.

The board agreed to propose such discussions with the PWSD.

## **IX. New business**

### **1. New Hires**

We hired Chris Gilmore into the handyman position, he started work on June 10. We hired Janet Niebruegge as a Pool Monitor. Maintenance man Larry Schnelting has medical condition and we need to put him on light duty. We've offered to have him do security.

## **X. Formal Complaints**

- a. Lake vegetation. Gus and Regina Hoernschmeyer have submitted a complaint about the lake vegetation in the upper end of the lake. (see guest issues above)
- b. Road Maintenance Issue—An individual mentioned that the unfinished part of Woodson needs attention. We advised that individual to contact Tom Bush to determine what portion of the road needs maintenance.
- c. Weeds on road in front of Jackie Arnold's house need to be sprayed—Tom put it on is maintenance list.

d. Issues with Trespass Notices. Several complaints from members upset with receiving trespass notices on their vehicles. None of the vehicles had stickers. Seems like many members do not put their stickers on their vehicles. We started issuing guest passes to place on their dashboards.

**XI. Building Plans to be approved**

Justin Hinson wants to buy two lots, one to build a house on now, the other to build on later. He submitted preliminary house plans to be approved by the board, which the board did approve subject to a final site elevation plan with measurements specific to the lot selected.

**XII. New members to be recognized.**

Three new members were recognized.

**XIII. Committee Reports**

Administrative

a. Office

Dues receipts are starting to come in, with several members opting for using credit/debit cards, or bank transfers. Some, particularly those with multiple lots, have contacted Kim to set up recurring payments.

Operations

b. Roads/Maintenance

The contractor is scheduled to begin work on replacing culverts and resurfacing portions of Lake Shore Dr. later in July.

c. Security

We have 3 security personnel working mostly Thursday-Sunday with those 3 plus two more doing pool monitor duty.

d. Site Manager

Things going well.

e. Building

Nothing to report.

## Members Facilities

f. Lodge

Nothing to report.

g. Pool

Pool is being very well used so far.

h. Campground

Number of campers is down so far, mainly because of weather.

i. Beautification

Carol's been spending some time taking care of the gazebo area.

## Lake

j. Boats

Nothing to report.

k. Fish

Reiterated addition of 80 grass carp at various areas around the lake.

l. Weed Control

Discussed earlier in the meeting.

m. Dam

Nothing to report.

## **XIV. Adjournment**

Carol moved to adjourn the meeting, Lorraine seconded, motion carried, Meeting adjourned at 9:47 PM.