

Peaceful Valley Lake Property Owners' Association
March 2020 Board of Directors Meeting Minutes

March 20, 2020

I. Call to Order: Meeting called to order at 7:01 PM

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~~
Mark Martinez

III. Guests: None.

IV. Guest Issues: None

V. Approval of minutes from last meeting

Lorraine suggested an amendment to the draft minutes, Carol E. moved to approve the February Minutes with the amendment, Tom Bush seconded, motion approved.

VI. Approval of Treasurer's Report and Recap

Since we're barely weeks into the new FY, it was proposed to hold off on a treasurer report and recap, in lieu of doing a final review of last year's expenditures and to finalize the budget proposal for FY 2020-21. The board agreed and deferred the discussion to the Budget Review agenda item below.

VII. Old business

a. Bridge Repair:

We need to get the results of the meeting with Matt Miller and MDC Concrete. Haven't heard from either one yet.

b. Proposal to reduce price of PVL-owned lots to \$900 or less.

At the February meeting the board agreed to variable pricing for selling the lots that Peaceful Valley owns but left the pricing as TBD. Gary proposed that any lot on Peaceful Valley Rd., Woodson, or Lake Shore be priced at \$900. Any lot **without** water/sewer charges would be \$700, and all other lots would be \$500. We also agreed that in exchange for the Water Company not charging us for water availability on the clawback lots that we would share any proceeds with them. In the case of the property we sold to the Hinson's, we bought the property for \$157.79 at the tax sale, the previous owner owed us \$1,904.50 and the water company \$331.76. We sold the lot for \$500, and we paid \$32 to have the property transfer recorded with the county. So, doing the math, our proceeds are $\$500 - \$157.79 - \$32 = \310.21 . The split between us and the water company is 85% to us and 15% to them, $(1904.50 / (1904.50 + 331.76)) = .85$ or 85%, $\$310.21 \times .85 = \264.19 , and $\$310.21 \times .15 = \46.02 . We propose cutting them a check for \$46.02 to give to them at their next board meeting.

Lorraine moved to adopt the pricing as proposed, Mark seconded, motion carried.

c. Budget Review

Part 1 is to review and “close out the books” from last fiscal year. We reviewed the actuals for FY 2019-20. They will be included in the Annual Membership Package.

Part 2 is to review the changes discussed at the last meeting and agree on a budget for this fiscal year. We reviewed the budget proposals and made adjustments to anticipated income, especially anticipated interest income given how the market has dropped significantly and interest rates have dropped. We also reduced anticipated prior years dues collections estimates, and made some minor adjustments to other lines items. Mark moved to accept the budget as amended, Carol E. seconded, motion carried.

1. Short-Term Rental Language Proposal

We need to agree on the language we need for our rules. Lorraine is suggesting the following:

- Suggestion for revisions to Paragraph 1 of Rule # 5 5.

Members of Peaceful Valley Lake Estates, who own a single-family dwelling, or a multi-family dwelling and rents said dwelling, must communicate to Peaceful Valley Property Association in writing that the dwelling is rented. The owner must provide the following information in writing to Peaceful Valley Property Owners Association:

- a. Complete legal name and the date of birth of the renter and any

person or persons residing in the dwelling.

- b. Vehicle make, model, year and license plate number with supporting documentation (title or registration) for each vehicle owned or used by the renter and other resident in the dwelling
 - c. Watercraft
 - d. Golf carts, ATV's and other off-road vehicles, etc.
- Paragraph 2 & 3 is hereby added to Rule # 5.
 - 2. Definition of SHORT-TERM RENTAL: The rental to transient guest of the whole or a portion of a single or multi-family dwelling unit located in Peaceful Valley Lake Estates for a period of less than thirty (30) consecutive calendar days. Examples include, but are not limited to, bed-and-breakfast facilities and rentals arranged through online marketing or facilitation services.
 - 3. No short-term rentals are allowed in Peaceful Valley Lake Estates. Any property owner violating this rule will be assessed \$50 or 25% of the daily rental fee, whichever is greater for each day the dwelling is rented. The assessment is due within 30 days of being invoiced. If the assessment is not paid in 30 days, it will be deemed delinquent. This assessment shall bear interest at the rate of eighteen percent(18%) per annum from the date of delinquency and such assessments, together with interest shall constitute a lien upon a dwelling until against which it is assessed until the amount, together with the interest and charges, is paid in full.

We agreed to adopt the language and change documents accordingly.

2. Damage to Lower Entrance Sign

On January 9th, a resident drove into the lower entrance sign, causing significant damage to the stone pillars holding it up. The resident then drove his damaged car to his house on Woodson while apparently missing a wheel or tire, gouging a trail to the house. Lorraine has taken on responsibility for dealing with getting estimates and dealing with the insurance company and reported that we have settled with the insurance company for just under \$9,875. We have the check in hand and it will be deposited to be used as part of the site preparation for the security gates and repair/replacement of the sign.

3. Snow Removal Update

We had several snow/ice events in December and January. Dan discussed the possibility of purchasing a snow spreader for the pickup truck to do pre-treating and touch-ups when necessary rather than have the contractor do so.

4. Culvert Replacement

Charlie met with Tim Jenkins to scope out the culvert project. Tim will do this in the spring, with an estimated cost of \$3500 to replace the culverts from the beach to the dam on Lake Shore Dr.

VIII. New Business:

1. Annual Meeting Preparation

With the current social distancing predictions estimated to last weeks to months, recommend postponing the meeting until May or June. We discussed the need to conduct the vote as we need the budget approved and the new board of directors positions approved. We agreed to put together a membership report and do a combination online and paper ballot voting. We also agreed to postpone the annual meeting indefinitely pending a rescinding of the governor's stay at home order.

2. Early Security

With schools and many businesses being closed for the foreseeable future and the weather getting warmer, we've noticed an uptick in non-members fishing. We've contacted Marie Giesler and Jane Horstman to start doing security earlier than normal. For the near future, we'll have them come around on good weather days when we expect more trespassers.

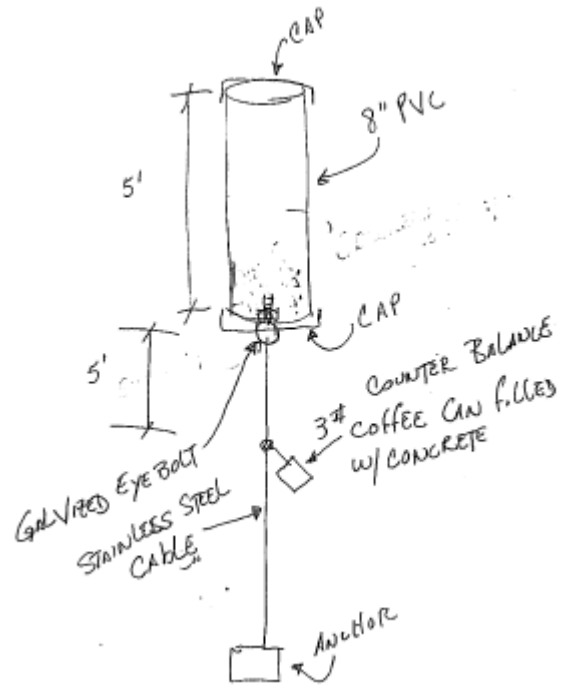
3. Stickers vs. Hang Tags

It's time to order stickers for the boats but we have a choice of stickers or hang tags for vehicles. There are pros and cons for each, but what we've seen more of this past few years is people not wanting to put stickers on their vehicles. The alternative is hang tags. Hang tags can be more expensive up front but could be used for more than one year with the addition of low-cost validation stickers. The board discussed this with a preference to retain stickers, especially if we can get a validation year printed on them. In addition, Mark asked if we could put together some type of Lake Patrol sign to place on boats.

4. Status of no wake buoys

We need to decide if we want to buy or make the buoys. Randy Fuller made the one in the marina cove using the following materials:

- 1 pc 5' x 8" PVC pipe
- 2 8" PVC caps
- 1 Galvanized eye bolt (used one like what is used on telephone poles)
- 1 3# coffee can or similar
- 2 Cable clamps for anchor cable
- 2 Hardware store eye bolt for counter weight and anchor
- 1 Concrete anchor (I used a 5 gal bucket filled about 1/3 with concrete.
- 1/4" or 5/16" cable, length as needed



We can also buy the buoys, which is what we did to replace the center buoy in the fishing area. That one cost over \$300 with shipping and purchase of the decal. There is a narrower one that's about \$200.

Lastly, we may want to consider a lighted buoy in the beach cove area. This is over \$500. These are solar powered and offer variable colors and brightness.



The board's preference was for a lighted buoy in the beach cove, and for the "store bought" buoys by the boat ramp near the dam.

5. Should we consider permanent speed bumps in stretch of road to be resurfaced. We discussed this but came to no conclusion other than to get an estimate when the road contractor is on site.
6. Status of Installing speed bumps on all roads
 - on roads to be resurfaced the speed bumps can be removed, when we actually have a start date for resurfacing. Lorraine mentioned that Lake

Shore is back to being a “speedway” and the speedbumps can’t go in fast enough.

7. Tom Bush announced his resignation from the board effective March 31, 2020. Tom will be volunteering time to pick up trash, open/lock the outdoor restrooms, manage the burn pile, and act as camp host when the campground opens up later this season among other duties. The board agreed to provide Tom a weekly stipend.

IX. Formal Complaints

None.

X. Building Plans to be approved

None

XI. New members to be recognized.

Foss, Eric & Elizabeth #339

- Lot 4 East Hills I Trk I
- Previous Owner: Elizabeth Rowe & Mark & Donna Martinez

Pyle, Zachary and Tiffany

- a.Lot 39 East Hills II Blk V
- Previous Owner: PVPOA

XII. Committee Reports

Administrative

- a. Office

Prepping for Annual Meeting

Operations

- b. Roads/Maintenance Nothing to report.
- c. Security Nothing to report
- d. Building Nothing to report

Members Facilities

- e. Lodge

Rentals cancelled because of COVID-19 outbreak.

- f. Pool Nothing to report
- g. Campground Nothing to report
- h. Beautification Nothing to report

Lake

- i. Boats Nothing to report
- j. Fish Nothing to report
- k. Weed Control Nothing to report
- l. Dam Nothing to report

XIII. Adjournment:

Gary moved to adjourn, Lorraine Seconded, motion carried. Meeting adjourned at 9:10 PM.