

PVPOA Board of Directors

Minutes March 19, 2021

I. Call to Order: meeting called to order at 6:09 pm per Secretary Carol Eilermann

II. Roll call: Gary Hacker, Carol Eilermann, Mark Martinez, Dan Hoemeke, Julia Baker Present. Lorraine Andrysek and Kim Burkhardt absent.

III. Guests: none

IV. Guest issues: none

V. Approval of February minutes: approved without corrections

VI. Treasurer's report: none submitted

VII. Old Business

a. Reserve account plan status: 3 bids received, ranging from \$3500 to \$11,000, the lowest from local company.

b. Gate status: Tim Jenkins has cut trench on lower end, electric to be installed on Monday. Expect gates in 3-4 weeks. We will need a committee to implement, Julia to speak with Marie.

c. Signage update: New signs are here; Tom and Don will rent an auger to install. Will check to see if they need to be set in concrete.

VIII. New Business

a. Annual meeting

1. Donation to St. Peter's: Agreed to donate \$100 for use of the sanctuary.

2. Sign on lodge door needed to direct members to St. Peters

3. Liability waivers for St. Peters. Church has enough.

4. Registration table: Mark Martinez and Julia Baker volunteered.

5. Cleaning supplies: need masks, Mark Martinez volunteered to purchase and bring a box of masks. Have other needed supplies

6. Volunteers to count votes and verify election for board, need 3. Julia Baker volunteered to ask people to do.

7. Sound system: not needed

8. Gary Hacker had planned agenda for meeting, including financials.

social media site: Julia hasn't set up yet.

c. Covid status on reopening: Agreed that bathrooms should reopen on April 15 as usual; campground to reopen April 15 at full capacity, maintaining reservation plans. Lodge to follow state guidelines on capacity. Pool to reopen Memorial Day, will wait on state guidelines for capacity.

d. Feeler Tree submitted \$700 bid for removal of large oak above bathroom at marina below lodge; agreed to have them do, will need to submit proper insurance forms and workers' compensation proof. Carol Eilermann will call them, have them contact Kim Pierce for forms.

e. Dan Hoemeke received bid from MDC regarding concrete work for pools steps and rail, \$7880: tear out \$800; sidewalk to side road \$1680; and replace concrete under deck \$6380. Agreed to postpone replacement of deck concrete, and to get second bid for other work, but to proceed with project.

f. Gary Hacker wants to replace camera at marina and campground with one like that at burn pile, cost \$250, plus \$10 monthly fee per camera. Motioned such per Mark Martinez, second per Julia Baker, approved.

IX. Formal complaints: Marilyn Montgomery complained of MDC concrete dumping slag from concrete truck in ditches.

X. Building plans: Mike Albano would like permission to have MDC add apron to his driveway where meets the street. No objections.

House on Woodson (Brandt's) with extensive work does have a permit and deposit issued last November, just doesn't have in window.

XI. New members: none.

XII. Committee reports

a. Administration: will need new timecard machine, crashes every time Windows 10 has an update.

b. Finance: none

c: Operations; none.

d. Lake- Gary will check on buoy not lighting, and he has the one from dam corralled in his dock. Mark Martinez and Gary Hacker will tend to buoy this spring (when boats in). Owensville Anglers will help with groundhog locating on back of dam, scheduled for Sunday at 12:30. Dan Hoemeke said we should have vote on catch and release (except for flathead, drum and blue catfish which need to be removed) at the annual meeting.

XIII. Adjournment: Gary Hacker moved, second per Julia Baker, meeting adjourned at 7:43 pm.



PEACEFUL VALLEY PROPERTY OWNERS' ASSOCIATION, INC.
55th ANNUAL MEMBERSHIP MEETING

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Agenda for Annual Membership Meeting April 17, 2021

- I. CALL TO ORDER:
- II. INTRODUCTION OF BOARD MEMBERS

Lorraine Andrysek, Acting President
Gary Hacker, Treasurer
Carol Eilermann, Secretary
Kim Burkhardt
Dan Hoemeke
Mark Martinez
Vacancy (vice Charles Kinworthy, Jr.)
Vacancy (vice Carol Wilka)

- III. INTRODUCTION OF BOARD MEMBER CANDIDATES

Mark Martinez
Bob Oreskovic
Tony Westermann

- IV. APPROVAL OF 2019 ANNUAL MINUTES

- V. 2020-21 YEAR IN REVIEW

- VI. PLANS FOR 2021-22

- VII. BUDGET OVERVIEW AND DISCUSSION

- VIII. EXPRESSION OF GRATITUDE

- a. Board Members Leaving
 - i. Kim Burkhardt
 - ii. Carol Eilermann
- b. Election Judge and Clerk
- c. Registers
- d. Auditors

- IX. PWSD#1 GASCONADE REPORT

- X. OLD BUSINESS:

- XI. NEW BUSINESS:

Greenspace Lot Swap Proposal: We have several members who wish to purchase PVPOA-owned "greenspace" lots that are adjacent or across the street from their current lot. Our lawyer advises that swapping a taxable lot for a non-taxed greenspace lot is legal, but he also advises that we should seek formal approval from our membership. We'll present more details about the proposal on our website and at the meeting. Our goal is to hear your thoughts or concerns so please call the office or email them to us so we can present them at the meeting for consideration. Note that this will not add any additional members to the rolls, it simply swaps a taxable lot for a non-taxable lot.

- XII. ADJOURNMENT

Minutes of the 54th Annual Membership Meeting April 27th, 2019

- I. MEETING CALLED TO ORDER BY: Kim Burkhardt at 10:30 am at the Peaceful Valley Lodge in Owensville, Mo.
- II. INTRODUCTION OF BOARD MEMBERS:
Kim Burkhardt, President
Charles Kinworthy, Jr., Vice-President
Tim Edwards, Treasurer
Gary Hacker, Secretary
Glenn Boettcher
Tom Bush
Carol Eilermann
Lorraine Andrysek
- III. INTRODUCTION OF CANDIDATES:
Dan Hoemeke
Charlie Kinworthy, Jr.
Dale Kramme
Carol Wilka
- IV. APPROVAL OF 2018 MINUTES:
Randy Fuller made motion to approve minutes from 2018 Annual meeting, Bob Kayser seconded, motion carried.
- V. 2018 Year in Review
The board presented a slide presentation highlighting issues and accomplishments within the association during the 2018-19 year. A detailed narrative was provided in the Membership package that was sent to all members in good standing and can be found at <https://www.peacefulvalleylake.com/2019-annual-meeting-package.htm>
- VI. Plans for 2019
The board presented plans for 2019-2020, also covered in the Membership package and available at the hyperlink above. The primary plan was resurfacing an additional 1 mile of road surface and repairing Peaceful Valley Road where it's starting to break up.
- VII. REVIEW OF EXPENDITURES:
The board presented a review of the 2018-2019 expenditures.
- VIII. APPROVAL of 2019-20 BUDGET:
The board's proposal to keep the 2019-2020 dues the same as last year at \$325 per year. Nancy Jenkins moved to approve the proposal, Jill Colley seconded, motion carried.
- IX. EXPRESSION OF GRATITUDE:
1. Board members leaving Glenn Boettcher
2. Election Judges & Clerks:

Judge Jim Verhulst
Clerk Lolle Boettcher
Clerk Mary Fuller

3. Registers:

Jackie Duga
Sue Thompson
Cathy Viehmann

4. Auditor

a. Cheryl Altemeyer

X. ELECTION RESULTS:

- Charlie Kinworthy, Jr..... 78
- Dan Hoemeke..... 81
- Carol Wilka..... 91
- Dale Kramme..... 48

Write-in Candidates

- Zach Dittleman..... 2
- 3 others..... 1 each

XI. PWSD #1 of Gasconade County Report

Mike Garlock provided a very short presentation and requested any member interesting in a detailed follow-up discussion would be welcome to join the meeting a few minutes after the PVPOA meeting adjournment.

XII. OLD BUSINESS:

None.

XIII. NEW BUSINESS:

- Bylaw change proposal:
 - The board proposed several changes to the bylaws, notably changes to eliminate artifacts from the early days of the development when the Association didn't have a permanent meeting place like the lodge, and to add measures to allow the Association to conduct business with its members using electronic means, such as internet, email, etc.. The board is also recommending a change to move the start date of our fiscal year from March 1st to July 1st. This change will make the budget year coincide with the dues year. Other changes were predominantly format or typographical errors. John Bohn moved to accept the bylaw changes as presented, Jim Verhulst seconded, motion carried.

XIV. ADJOURNMENT: Ricky Hacker moved to adjourn, Tom Eilermann seconded, motion carried.



Peaceful Valley Lake 2021 Annual Membership Meeting The Year in Review and the Year Ahead

Message from PVPOA Board of Director's Acting President Lorraine Andrysek

We were unable to hold our Annual Meeting last year because of COVID restrictions and guidelines. This year we will be moving the location of our Annual Meeting to the sanctuary Of St. Peter's United Church of Christ. The Annual Meeting will be held on April 17, 2021. Registration will begin at 10:00 a.m. and the Annual Meeting will begin at 10:30 a.m.

St. Peter's U.C.C.

112 West Peters Street (SE corner of 2nd & Peters
Owensville, MO 65066

It will be necessary to limit attendance to only one person per voting membership due to seating capacity. Attendees will need to practice social distancing and wear a mask in the sanctuary. You will receive the Annual Meeting Packet by U.S. Mail or by email or you can access online at .

Voting for the 3 Board Directors can be completed online (preferred) at secure.electionbuddy.com/m/RXSeguq/peacefulvalley2021 or by U.S. Mail, or in person on April 17th. All other actions will require an in-person vote. We're not enclosing ballots this year with the package, but if you would like a paper ballot, contact our office and we'll get one to you.

We have maintained \$325 as the Annual Dues for the last 3 years. The PVPOA Board is proposing a dues increase to \$348. In the past 3 years minimum wage has increased from \$7.70 per hour to \$10.30 per hour. The cost of road paving one mile has gone from slightly under \$39,000 to \$44,00 in 2020. We are anticipating an increase for 2021 road paving. The cost of PVPOA Insurance has been increasing and we anticipate a premium increase of about 10% for 2021. The increasing operational costs requires an increase in our dues.

We look forward to seeing you on April 17th at St. Peter's U.C.C.

2020-21 Peaceful Valley Year in Review and Year Ahead

1. Office and Financial Committee Report

Submitted by Gary Hacker

A. Office Administration:

The PVPOA office manager, Kim Pierce, now in her third year serving Peaceful Valley's members, continues to do an outstanding job taking care of our business operations. With the COVID restrictions, Kim was able to work in isolation either in the office or at home, barely missing a beat, to include working through two 2-week COVID quarantines. For most of the year, we've had to do more remote activities to replace the amount of normal walk-in business we normally do in the spring to summer timeframe, so instead of handing out stickers and having members drop in to provide security documentation, most of this has been done via email or with hardcopy mailing. With COVID restrictions, we went to a reservation system for the campground requiring calling or emailing Kim to reserve a space and time. The reservation system worked well enough that we are considering keeping it place for the future.

The good news in all this COVID impact is that our switchover to an online bookkeeping and payroll system two years ago allowed us to continue operating with very little interruption.

As we moved into the fall and winter, Kim continued to focus on collecting delinquent dues, clawing back property from long-delinquent members, and the day-to-day operation of the office.

Our 7-year old office computer system was using the old Windows 7 operating system. Microsoft quit supporting Windows 7 in January 2020, and for security reasons we upgraded it to the Windows 10 operating system. However, this "upgrade" was incompatible with other peripherals, notably a Dell multi-function printer and our swipe card time keeping system. After repeated issues with slowness, crashes, etc., we replaced the main office computer with a laptop computer, which came in very handy to allow Kim to work remotely during the lock down conditions. Also, the manufacturer for our other printers have Windows 10 drivers and continue to operate as expected. However, the timekeeping system breaks every time Microsoft rolls out an update to Windows 10—usually about every 2-3 months—so we plan to upgrade the timekeeping system this year.

B. Financial Update

In the 2019-20 fiscal year, Peaceful Valley averaged spending \$19K per month to operate the complex. In the 2020-21 fiscal year, that average rose to \$22K fueled largely by the 34% increase in minimum wage between 2018 and 2020, which has driven up labor costs for both us and our vendors. In addition, the cost to resurface our roads have gone up \$6K per mile, and the costs of construction materials such as lumber have more than doubled during the COVID-driven housing and remodeling boom. Also, the state minimum wage is going up by another 85¢ to \$11.15/hour in January, driving up costs even more. These costs were up even though we had reduced operations at the pool and campground during the normally busy May and June, In anticipation of these increased and increasing operational costs, the board is recommending increasing dues from 89¢/day to a little more than 95¢/day or from \$325 to \$348 annually.

One of the reasons we were able to maintain dues at \$325 for the last three years, despite rising costs, is the money management approach we adopted in August 2018. PVPOA receives our entire annual operating budget for the fiscal year on/about the first of July. This means that we have a large amount of funds that are not needed until later in the year. In August 2018, the board implemented an investment strategy that places money that we need later in the fiscal year into a series of short-term, FDIC-insured CDs. Called a CD ladder, we ended up with a CD maturing every month during the latter months of the fiscal year, then using those funds to pay for operations. From August 2018 to February 2020, we were typically earning between 1.5%-2.5% on these 3-, 6-, or 9-month CDs earning nearly \$3,400 in interest—or a little more than the equivalent of 10 sets of annual dues.

When COVID hit in March 2020, interest rates on CDs went to 0.5% and most savings and money market accounts went to 0.1% or less. Our interest earnings for March 2020-Feb 2021 were only \$2,085. Unfortunately, the predictions are that these low CD and savings rates are predicted to remain this low for the next 2-3 years. In the meantime, we found two online banks offering FDIC-insured savings accounts earning between 0.6% and 1% interest. As the last of our CDs matured, we moved the funds into these accounts. In the future, when CD rates start inching up over 1% for short-term CDs, we plan to go back to our CD ladder strategy.

In addition to the CD ladder strategy we adopted in 2018, we chose a long-term strategy to place \$25K of our reserve into an Exchange Traded Fund (stock ticker SPY). We added \$10K to that investment last June and now have \$35K invested. We earn around \$200 in dividends per quarter from the investment, and as of this writing, the market gain is about \$12K. We also have \$10K in a conservative mutual fund (stock ticker LALDX) earning 2.8% that pays a monthly dividend of just over \$22/month. Our dividend earnings on both investments since August 2018 is just over \$3,500.

We had some unexpected income this past year, a \$10K insurance payout for the damage to the sign at the lower entrance, and a bequest of \$5,000 from the estate of long-time resident Elizabeth Rowe to be used for beautification. Our plan is to use the \$10K to fund part of the redesign of the lower entrance to accommodate the security gates, and that we will budget for beautification but will draw from the \$5K request as needed.

Status of PVPOA-Owned Lots

All lots that have been turned over to PVPOA for back dues have either been sold to new members, or will be converted to greenspace. Apparently, the pandemic had many urban dwellers looking for outlets and our lots sold fast. Our proceeds from the sales were approximately \$5,900, while at the same time replacing several long-term non-paying members with members who are now paying dues.

2. Maintenance Committee Report

Submitted by Dan Hoemeke

A. Roads/Maintenance

- **Paving/Culverts**

For year 5 of our 6-year plan, we plan to repair and resurface Lake Shore Dr. from Peaceful Valley Rd. down to the bridge at the lower entrance. All culverts in this area will be replaced.

- **Snow/Salt**

This past winter we used an outside vendor to treat and plow our roads for winter weather events. We plan on using the same vendor for the coming winter. Each time we had winter weather events coming, Tom Bush would be out at 3:30am – 4:00am reporting on road conditions. Thank you, Tom!

- **Lower Level Bridge**

We finally got the lower level bridge repairs completed this past year.

B. Groundskeeping

- **Grass Cutting**

We plan on using the same contract grass cutting company we used in the past two seasons.

- **Trees**

We will continue to cut trees that hang over the roads with our maintenance people, Don Gauzy and Tom Bush. We also plan to have the stumps ground along Peaceful Valley Rd.

- **Leaves**

Leaves will be removed from our road ditches by our grass cutting vendor.

C. Storage Area

Last year, we removed some trees and expanded the storage area to accommodate more boats, trailers, and campers. This season, we're spreading gravel over the entire storage area. In addition, we've added numbers to spaces for designated parking areas so the items stored can be registered.

D. Burn Pile

Tom Bush has worked very hard to get the walls of the burn pile raised to contain the brush fires. Please place your burnable yard waste as far back into the burn pile area as possible. We plan on installing a water spigot at the burn pile this year.

3. Security Committee Report

Submitted by Julia Baker

This year our security team has been working hard to serve our community and improve our security processes. Throughout the spring/summer months our security staff was busy staffing the guard shacks, staffing the pool, roving the property, and verifying member credentials. Thank you to Marie Geisler for doing a fantastic job of scheduling our security guards/pool monitors and ensuring that our PVL community was well staffed when needed.

We would also like to thank Tom Bush for his dedicated roving of the property during the winter months. The security team implemented a system for tracking trespassers, which allows for improved enforcement of our trespassing protocol and notify the Gasconade County Sheriff's department when multiple violations by a single person were detected. This, coupled with the dedication of our employees, we saw a decline in trespassers as the summer months progressed.

In a continued effort to improve security at PVL, we are also in process of installing security gates at both entrances. As the security gate project draws closer to completion, we will be in touch with everyone regarding

the specifics of the new gates. With security gates being installed to secure the main entrances, it was also important for us to secure all the maintenance entrances we have as well. Some of these maintenance entrances have already been blocked off with boulders. Not all maintenance entrances will be permanently blocked, and instead will have chains installed to prevent daily traffic but allow for emergency use when needed.

4. Members Facilities Committee Reports

Submitted by Gary Hacker, Julia Baker, and Carol Eilermann

A. Lodge

The lodge has been closed to rentals since the COVID pandemic reached us in March 2020. There were no rentals of the lodge. Many of you are aware that the rocks used to build the fireplace and chimney in the lodge are very porous, and because of this the chimney above the roof needed frequent waterproofing treatments. Even with the waterproofing, water would still seep through the shingles and drop into the lodge during particularly heavy rains. This year, we came up with a permanent solution of enclosing the chimney area and finishing it with siding that matches the siding on the upper part of the lodge, along with flashing to keep rain from seeping through the shingles. We've had several heavy rains since we fixed the chimney and it appears that our leak problem is gone.

As COVID restrictions start to wane, we anticipate getting back to normal and resuming lodge rentals and monthly social activities in late spring or early summer. As of this writing (mid-March 2021), the state guidelines let us accept rentals for gatherings of up to 25 people, but they must maintain social distancing and wear masks as appropriate. We expect the state to change their guidelines will ease even more over the next few weeks so contact the office if you are interested in renting the lodge for a larger group.

B. Pool

This summer we had to take a different approach to our pool operations to accommodate for COVID19 restrictions. Despite the pool opening later in the season, we were still able to have a successful, fun filled summer at the PVL pool. Thank you to everyone who volunteered to help open and close the pool this season.

Some of the COVID19 accommodations that were made this summer included: pool capacity reduced to 15 people, reservations were required on the weekends, sanitizing procedures of every 2 hours, temperature checks & masks required upon entry, and if needed, you were to bring your own chairs for seating. We want to thank everyone for following our COVID pool policies and thank you to the pool staff who took on the extra sanitizing duties to allow us to open the pool.

This season, we anticipate opening the pool on Memorial Day weekend as usual. We will wait until it gets closer to opening weekend to determine what, if any, COVID restrictions will be in place at that time. We'll publish pool hours, open days, and any restrictions in the Splash newsletter and on our website as we get closer to opening day.

C. Campground

Many wonderful things have been happening at the campground. This summer Don Gauzy worked to beautify the campground by repainting the picnic tables, trimming trees, and cleaning up and improving the individual

campsites. We had multiple loads of rock delivered to help level out many of the pads and repair some erosion issues.

Just like the pool, we had to make COVID19 accommodations on how the campground was run. To ensure that social distancing was possible, certain campsites were not available in order to allow ample room between campers. This year we implemented a reservation-only policy for the campground and had much success. The enhancements to the campground are greatly appreciated, and we look forward to continuing to improve the campground location.

We anticipate opening the campground as usual on April 15th. However, we do not know what, if any, COVID restrictions we may need to follow at that time, so check the Splash newsletter and our website for updates as we get closer to opening day.

D. Beautification, Tennis Courts, Playground, and Pavilions

Beautification committee had increased duties as we took over the wall below the lodge, the flagpole area, and the gazebo in addition to the other landscaped areas. Major effort was on weed control. All vulnerable trees and shrubs were treated for Japanese beetles, bagworms, and spider mites. The area in front of the PVL sign at the upper entrance was replanted and landscaped rock added. The edging bricks at the lodge were leveled and reset. Flagpole area had a locust tree broken by storms and was removed. A replacement fountain was ordered and will be installed this spring.

The tennis court had the cracks filled, sealed, and restriped.

The committee would like to thank all those who volunteered to help.

5. Lake

Submitted by Carol Eilermann and Gary Hacker

A. Boats

We've completed replacing the wood at the community docks and along the seawall.

During the 2019-20 season we had a tremendous problem with members docking their boats for the entire season at the community docks near the lodge. Last season, we saw a marked improvement with several slips being available most of the time. We still have a problem with 2 or 3 members who believe that the rules do not apply to them, and we ask them to be more considerate of their fellow members. For those that did comply, we thank you and encourage you to keep up the good work in this and future seasons.

B. Lake and Fish

It was a very good year due to lack of weeds, and no treatment was necessary. It was a very poor fishing year, due to lack of weeds and cover. Artificial cover was added, with more coming this spring. The fisheries advised adding shiners (as bait fish), and removing all flathead, drum, and blue catfish as these eat the desirable sport fish. Shiners were added in the fall, and more are ordered for this spring. Also, new buoys were placed. The buoys are set by GPS markers, and will be reset again this spring (they get moved with very high water). Again, thanks to our volunteers.

D. Dam

The biennial dam inspection by the Department of Natural Resources in December resulted in the reissuance of our dam permit. However, there are two minor discrepancies we need to address before the next inspection in late 2022 or early 2023. The first is that the freeboard, which is the height of the dam above the normal pool, is a few inches shy of state guidelines. This is only on a short stretch of the dam nearest to the boat ramp. To fix this, we will bring in a few truckloads of gravel and smooth it out along the roadway on that part of the dam.

The second is that the inspectors found quite a few groundhog burrows on the back side of the dam. We will need to find all the others so we can backfill these, along with cutting the backside of the dam more frequently than we have in the past. We've found a contractor with heavy-duty, remote control bush hogs that work well on the steep slope on the dam. The vendor used two of them as an experiment on the dam late last fall and it worked even better than expected, so our plan for is to have the contract cut the back side of the dam 3-4 times during the upcoming growing season.

Peaceful Valley Property Owners Association Financials

Cash and Investments as of Feb 28 2021

Legends Bank	
Operations Account	\$39,494
Security Deposit Account	\$3,288
Live Oak Savings Account (0.6% interest)	\$110,320
Edward Jones Account	
Elizabeth Rowe Bequest	\$5,000
Money Market Account	\$2,500
SPDR (\$35K initial investment)	\$45,991
Mutual Fund (\$10K initial investment)	\$10,201
Total Cash & Investments of Feb 28 2021	\$216,794

Note: we will spend between \$95K-\$105K of the balance to cover expenditures for March through June. The remainder is our reserve.

2020-21 Actual Income and Expense and 2021-22 Budget Proposal

Budget Line Item	2019-20 Actual	2021-22 Proposal	Comments
Income		723	Number of Lots
		\$348	Proposed Dues
Annual Assessments	\$239,832	\$251,604	(Number of Lots) x (Proposed Dues)=Total Assessment
Assessment Refunds	-\$85		Refunded overpayment in 2020
Late Fees	\$4,010	\$3,500	Reduction in chronic non-payers, flexible payment plans (such as monthly payments and credit card acceptance) along with more frequent reminders have reduced delinquencies. Late fees collected in 2019 was \$5,755
Total Assessments to Members	\$243,757	\$255,104	
Rental Revenue			
-Campground Rental	\$290	\$175	This is the \$5/day charge for any camping days over 7
-Gazebo Rental	\$50	\$0	Rentals for last year were off due to COVID restrictions and none currently scheduled for this year.
-Lodge Rental	-\$300	\$0	Rental refunds given for rent paid in 2019. None currently scheduled for this year.
Total Rental Revenue	\$40	\$175	
Revenue from Other Sources			
Credit Card Cash Back	\$155	\$150	
Interest Income	\$2,086	\$2,200	Principally derived from investments in CDs and bank accounts.
Misc. Income	\$10,091	\$20,000	\$10K in 2020 are the proceeds from the insurance settlement for the damage to the sign at the lower entrance. For 2021-22, the board is proposing to move \$20K from reserves to pay for dredging where the creeks empty into the lake near the gazebo at the lower entrance and at the beach.
Elizabeth Rowe Bequest	\$5,000		Bequest of Elizabeth Rowe, earmarked for beautification

Lot Sale Proceeds	\$5,998		Sales of reclaimed lots, minus percentage paid to PWSD for debt forgiveness
Soda Machine Revenue	\$385	\$500	We anticipate more soda sales with the pool open the entire season.
Utilities and Labor Reimbursement	\$1,271	\$1,200	PWSD pays a share of the lodge utilities
Total Revenue from Other Sources	\$24,830	\$24,050	
Unapplied Cash Payment Income	\$936		2020 income consists of overpayments of the credit card fee or dues paid in advance
Total Income	\$269,562	\$279,329	
Maintenance Expense			
-Maintenance Wages	\$18,091	\$25,000	Wages in 2020 were down due to COVID and reduced operations from March to the end of June.
-Security Wages	\$17,516	\$23,825	This figure includes pool staff and security staff. Increase is due to higher hourly pay rates and additional pool opening hours compared to last year's shortened season
-Tax on Maintenance & Security Payroll	\$2,937	\$3,654	
Beach Repairs & Maintenance	\$364	\$500	
Beautification Expense	\$831	\$0	Beautification committee will need about \$500 in chemicals to maintain existing shrubbery. Plan to use \$500 from Rowe bequest.
Campground Repairs & Maintenance	\$1,390	\$2,500	Fixing electric on multiple sites (raising the electric boxes). Leveling out washed out pads. Improvements to the bath house.
Contracted Lawn Care	\$20,897	\$23,000	We anticipate higher rates due to increases in minimum wage rate.

Equipment Repairs & Maintenance	\$8,367	\$4,000	In 2018 we spent over \$22K on Equipment Repair. In 2019 the board approved contracting out our grass cutting and snow removal and treatment. We traded in the old tractor, which had started to plague us with expensive repairs. Thanks to Dan Hoemeke, who negotiated a deal with Rosebud Tractor to trade the tractor, some implements we haven't used in years, and a \$1,000 for a new \$1,000. The new tractor has an automatic transmission and should have much lower maintenance costs especially while it's under warranty. We also sold the 22-year old dump truck, which had also racked up several thousand dollars in maintenance the last few years. Both the old tractor and dump truck accounted for most repair expenditures in 2020.
Lake Repairs & Maintenance	\$8,058	\$29,000	\$6000 for cutting back of dam, plus \$3000 for fish cover, gravel, and labor to raise height of dam, and weed control chemicals if needed. \$20,000 to dig out tributary creeks both ends of the lake to increase time before major dredging.
Lodge Repairs & Maintenance	\$3,534	\$5,000	Need to repair back deck concrete and add steps to pool and pathway to road on west side
Pool Repairs & Maintenance	\$1,645	\$2,000	We anticipate more chemical usage this year with a full summer season of swimming, plus repair of chairs, etc., for pool deck.
Roads Repairs & Maintenance	\$95,438	\$65,000	Last years' expenditure was to repair and resurface a mile of road and replace several culverts. It also included snow treatment and removal. This year, we split out snow treatment and removal as a separate line item. We plan to replace culverts and repair and resurface Lake Shore from the lodge to the bridge near the lower entrance.
Snow Treatment & Removal		\$10,000	Broken out this year to separate from Road Repairs and Maintenance. The multiple snow events we had this past winter, especially the big one in February where we got about a foot of snow, cost over \$18K.

Storage Area Maintenance	\$274	\$1,500	Add rock and number posts
Supplies-Janitorial	\$1,050	\$1,000	
Supplies-Security	\$8,145	\$1,500	New uniform shirts, ID badges and misc. stationary supplies for security staff. Previous year expenditure was for security gate hardware.
Security Gate Maintenance		\$1,500	New line item created. Estimate funding for any possible maintenance needed on the security gates.
Tennis Court Repairs & Maintenance	\$626	\$0	Tennis court was resealed and striped last year, net is relatively new and basketball hoop is new.
Trapping	\$430	\$1,000	2020 was for fall trapping only.
Total Cost for Maintenance Expense	\$189,594	\$199,979	
Administrative Expenses			
Accounting Fees	\$2,431	\$2,000	Includes software subscription for QuickBooks online and QuickBooks Payroll, plus fees for preparing tax return.
Bank & Card Charges	\$71	\$0	Should be zero as bank processing fees for credit cards are passed to members
Dues & Subscriptions	\$93	\$50	
Gas and Oil	\$1,161	\$1,750	Anticipate increased fuel costs.
Insurance	\$20,786	\$24,500	The insurance agent has stated they expect up to a 20% increase across the industry this year. We need to set up a \$5000 reserve for possible deductible.
Legal Fees	\$1,212	\$1,000	Recording fees for property transfers and legal advice.
Member Activities	\$251	\$500	We hope to get back to having a normal amount of member activities this season.
Office/Supplies/Equip.	\$3,529	\$3,500	
Payroll-Administrative Wages	\$19,514	\$20,000	Office is open 20 hours/week off-season, 25/week on-season (Oct 1-Jan 31).
Payroll-Tax on Administrative Wages	\$1,059	\$1,200	
Postage	\$1,348	\$1,500	
Refuse / Waste Mgmt	\$4,188	\$4,000	Higher expense in 2020-21 because of the extra port-a-potties.

Reimbursements	\$343	\$350	This is reimbursement to security and admin for mileage. We may need to
Soda Machine Expense	\$265	\$500	Soda sales down last year due to pool being closed in May and June.
Taxes and Licenses	\$1,118	\$750	Fewer property taxes and eliminate personal property tax on dump truck
Telecom/Internet	\$1,424	\$2,750	Internet and telephone bills. \$1200 for lodge, \$1200 for security gates, \$350 for security cameras and web hosting subscriptions.
Utilities	\$15,490	\$15,000	
Subtotal Administrative Expenses	\$74,283	\$79,350	
Amount Added to Reserve:	\$5,686		
Income	\$269,562	\$279,329	
Expenses	\$269,562	\$279,329	