

**MINUTES OF THE PEACEFUL VALLEY PROPERTY OWNERS'
ASSOCIATION INC'S BOARD OF DIRECTORS MEETING
HELD ON MAY 15th, 2015**

I. Meeting Called to Order By:

Charlie Kinworthy, President, called this meeting to order at 7:40 pm on Friday, May 15th, 2015, at the PVPOA, Inc.'s lodge in Owensville, MO.

II. Roll Call:

Glenn Boettcher
Kim Burkhardt
Geri DeAngelis
Tom Eilermann
Jennifer Hinson
Robert Kayser
Charlie Kinworthy
Richard Pierce
Jim Verhulst

III. Director's Present:

Glenn Boettcher, Kim Burkhardt, Geri DeAngelis, Tom Eilermann, Jennifer Hinson, Bob Kayser, Charlie Kinworthy, Richard Pierce, Jim Verhulst

IV. Director's Absent:

None.

V. Guests:

Bill & Mary Nolan, Gus Hoernschemeyer, Norm Jung, John Davis, Bob Burkbank, Ronnie Voight, Ryan Limberg, Stacey Mayberry

VI. Guest Issues:

A. Bill Nolan presented a proposal to help curb water from running in his basement.

1. Concrete retaining wall across road from his house.

a. His cost estimated at \$10,457 if PVPOA will install a 24" pipe under the road to replace a smaller pipe that keeps getting clogged up (estimated cost of \$1500).

Jennifer Hinson made a motion to approve the plan and for the board to pay the \$1500 for the pipe replacement.

Richard Pierce seconded the motion.

Upon a vote, the motion passed.

B. Gus Hoernschemeyer presented an update on the service company.

1. Non-profit company.

2. Working on new by-laws.

3. Need a special meeting with members

- C. Norm Jung stated that bridge on Lake Shore Dr. at upper end is very safe.
 - 1. Bob Kayser's concern is erosion of road as water continues to wash out gravel next to bridge.

- D. Ronnie Voight of Prairie Valley Landfill & Swinger Sanitation
 - 1. Presented a proposal to provide trash pick-up for PVL residents.
 - 2. Current contract with WCA runs out November 1, 2015.

- E. Ryan Limberg stated concern with reserving campsites.
 - 1. Bob Kayser to work with him.

- F. John Davis requested horseshoe pits be installed at the upper end of the lake common ground.
 - 1. Jennifer stated that she has been looking for an area to install 2 pits for members to have tournaments.
 - 2. John is to prepare a plan and the board will have installed upon approval.

VII. Approval of Minutes

After a review of the April Minutes, Richard Pierce made a motion to approve the minutes.

Jim Verhulst seconded the motion.

Upon a vote, the motion passed.

VIII. Approval of Treasurer's Report and Recap

A. After a review of the March Treasurer's Report and Recap, Jennifer Hinson made a motion to approve the report and recap.

Glenn Boettcher seconded the motion.

Upon a vote, the motion passed.

B. After a review of the April Treasurer's Report and Recap, Jennifer Hinson made a motion to approve the report and recap.

Glenn Boettcher seconded the motion.

Upon a vote, the motion passed.

IX. Review and Approve Bills

After a review of the April Paid Bills, Jennifer Hinson made a motion to approve the paid bills.

Glenn Boettcher seconded the motion.

Upon a vote, the motion passed.

X. Committee Reports

A. **Committee Assignments:** Chair, Co-Chair

1. Operations: Bob Kayser, Richard Pierce

2. Lake: Jim Verhulst, Richard Pierce

3. Member Facilities: Geri DeAngelis, Kim Burkhardt

4. Jennifer Hinson, Jim Verhulst

Charlie Kinworthy, President, is ex officio on each committee and should be invited to all committee meetings.

B. Operations

1. Maintenance

- a. Hired part time maintenance to help during summer.

2. Security

- a. Trial run this weekend on new security guards.

3. Roads

- a. 2 bids came in for patching roads and complete redo of Circle Dr.
 - i. Mid-State \$38,281
 - ii. Binks \$42,856 with \$250 for repair patch for Service Co.

Bob Kayser made a motion to accept Mid-State bid.

Geri DeAngelis seconded the motion.

Upon a vote, the motion passed with 8 yes and Tom Eilermann casting a no vote.

- b. Big rock is to be ordered to be put on East Skyline Drive.

- c. Signs are ordered for Speed Bumps.

- i. To be first placed on W. Forest Hill and Lake Shore Drive

4. Work Orders

5. Equipment

6. Site Manager Report

- a. Sprayed about 2/3 of back of dam of brush
- b. Working on getting bids on roads
- c. Put rock in ditch across from Jerry Thompson's, Steve Bruce's, and Phillip Thompson's.
- d. Finished cleaning pools. Need to decide on ladder and handrail.
- e. Always working on ditches and culverts.
- f. Plaster patched step on pool.
- g. Patched pot holes on Lake Shore below pool and on Villa Vista by Krupp's.
- h. Pressure washed concrete and siding under deck.

C. Lake

1. Boats

2. Fish

3. **Weed Control**

4. **Dam**

D. Members Facilities

1. **Pool**

- a. Open Memorial Day Weekend

2. **Campground**

- a. Water Leak
 - i. Work on it after the holiday

3. **Storage Yard**

4. **Beach**

- a. Sand is Needed
 - i. Delivered after rainy season is over

5. **Pavilions**

6. **Tennis Court**

- a. Net Needs Fixed
 - i. Tom tried to stitch it
 - ii. New net in shed.

7. **Beautification**

E. Administrative

1. **Office**

- a. New desk will be ordered, as per budgeted
- b. Lighting for office is still being looked at to brighten the office
- c. Waste Management (Trash) Contract
 - i. Discussed in Guest Issues.
- d. Sticker order was cancelled, so the office is making due

2. **Lodge**

- a. 55" T.V. was purchased and installed.
- b. Jennifer questioned if the interior of the lodge should be painted
- c. Shutters clash with color of deck
 - i. Exterior wood to be painted to bring colors together.

XI. Old Business

A. Pool Handrail and Ladder

1. Rail broke during install
2. New ladder doesn't fit exactly, need to bend or cut it.

B. Numbering System at Campground has to be refigured, it won't work.

C. Pioneer to come out and get precise measurements on Lodge Door

D. Jennifer Hinson to send Andrysek's a letter stating PVPOA will install new pipe

XII. New Business

A. Bonnie Lynn is questioning her payment to Sean Bernhardt's account in 2008.

1. Bonnie Lynn needs to provide copy of cancelled check to PVPOA as proof for overpayment.

B. Water Aerobics in Pool before opening

1. Board okay, as long as it is members

C. Swimming Lessons in Pool with Lifeguards

1. Tom Eilermann believed insurance wouldn't allow this.
 - a. Jennifer Hinson to check with insurance agent

D. Discussion of locking beach bathrooms at night.

1. Board voted not to lock bathrooms at night.

XIII. Formal Complaints

A. Loretta Heckelmann – had to use men's bathroom to wash and dry hands

1. Maintenance to order soap

XIV. Building Plans To Be Approved

A. Mark Drewes – Steps by Boat Slip

Plans do not require board approval to add steps at water's edge on his lot.

XV. New Members To Be Approved

A. Michael & Deborah Brown purchased lots 34 & 35 East Hills II Block I from Gary & Glenda Asher

All paperwork has been submitted. Dues are current.

B. Darryl & Stella Clemons purchased lot 351 Golf Course from Christopher Gooch.

All paperwork has been submitted. Dues are current.

C. Darryl & Stella Clemons purchased lot 352 Golf Course from James & Shirley Gooch.

All Paperwork has been submitted. Dues are current.

D. Roger Copeland purchased lot 643 North Hills II from David & Barbara Riggins.

All paperwork submitted. Dues are current.

- E. Clifford Phillips purchased lot 16 East Hills II Block II from Rita Schroeder on the Courthouse steps.
All paperwork has been submitted. Dues are current.
- F. Jill Fennell purchased Lot 722 North Hills Plat III from Michael Hedgecoth & George Gruenzinger on the Courthouse steps.
All paperwork has been submitted.
- G. Adam Padgett was gifted Lot 20 North Hills Plat VI from Bill & Dollie Baldwin.
All paperwork has been submitted. Dues are current.
- H. Donald Gauzy was gifted Lot 29 East Hills 1 Tract B from Garry & Melanie Adkinson.
All paperwork has been submitted. Dues are current.

Richard Pierce made a motion to approve all members conditionally upon further review of the files.

Jennifer Hinson seconded the motion.

Upon a vote, the motion passed.

Jennifer Hinson made a motion to adjourn to executive session at 10:25 pm.

Richard Pierce seconded the motion.

Upon a vote, the motion passed.

XVI. Executive Session

XVII. Adjournment

Jennifer Hinson made a motion to adjourn at 11:00 pm.

Richard Pierce seconded the motion.

Upon a vote, the motion passed.