

**Peaceful Valley Lake Property Owners' Association**  
**May 2019 Board of Directors Meeting Minutes**

May 24, 2019

**I. Executive Session to Elect Officers and Committee Assignments (see last page for agenda)**

**II. Call to Order:**

Kim Burkhardt called the meeting to order at 6:30 PM.

**III. Roll call:** Directors absent indicated by ~~bold strikethrough~~

Kim Burkhardt, President  
Charles Kinworthy, Vice-President  
~~Tim Edwards, Treasurer~~  
Gary Hacker, Secretary  
Tom Bush  
Carol Eilermann  
Lorraine Andrysek  
Dan Hoemeke  
Carol Wilka

**IV. Guests**

None

**V. Guest Issues**

We had reports of late night, early morning issues near the lodge. Gary contacted the sheriff's office to discuss this and the deputy agreed to increase patrols over the Memorial Day holiday weekend.

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

Charlie moved to approve the minutes from April 2019 meeting, Carol Eilermann seconded, motion approved.

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

Charlie moved to approve the treasurers report and recap, Carol Eilermann seconded, motion approved.

## **VIII. Review and approve bills.**

Charlie moved to approve payment of bills, Carol Eilermann seconded, motion approved.

## **IX. Old business**

### **a. Bridge Repair:**

Charlie mentioned that he would be in touch with Tim Danbeck, a contractor nearby that can do this work and would see about fixing both the bridge and the areas on the dam seawall that have come loose.

### **b. Listing PVL Lots for Sale**

Dan and Gary met with Mike Mundwiller about the issues associated with some of the greenspace. He advised us that we couldn't arbitrarily take lots out of greenspace, but that we would be able to swap properties for greenspace. We discussed swapping some of the privately-owned properties in the undeveloped areas for more lucrative PVL-owned properties so we can "close out" ownership of the areas, notably the area near the campground and on the north side of the dam.

### **c. Annual Meeting**

We discussed the Annual Meeting—everyone seemed to approve of the way we covered past year's accomplishments and what we plan for this year. We should follow the same approach next year.

## **X. New business**

### **1. Road Resurfacing Bid Review**

We've received 3 bids for this year's resurfacing. Carol Eilermann moved to accept Schletman's bid of just over \$40K pending some additional details. Charlie seconded, motion carried.

### **2, Additional Grass Cutting Areas Bid Review**

Tom asked Freedom Lawn Care for bids on two additional areas, which were not on the original request for bids. The two areas will cost approximately \$110 per month during the season. Carol Eilermann moved to approve, Charlie seconded, motion carried.

### **3. New Hires**

We hired Cindy Barbarick as our new janitor/custodian, and Jane Horstman for security/pool monitor and plan to hire one more. We currently have 6 applicants for the handman/woman position.

#### **4. 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 similar to 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 really 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.

#### **XI. Formal Complaints**

We had a few complaints about the speed bumps again. We approved procurement of a speed hump to replace the taller speed bump near the upper entrance guard shack.

#### **XII. Building Plans to be approved**

Steve Hobein requested permission to replace a shed on his property. The issue is that his property used to have a house on it, but it burned down years ago. Our rules and regulations specify that the first structure on a lot should be a house. The board was split on the precedent we may be setting with arguments on both sides. One argument is that the house was there first, followed by the shed, which complies with the rules. The other argument is that once the house burned and the lot was subsequently sold to the Hobein's, that the Rules needed to be enforced as written. The board majority agreed to follow the latter argument and denied the request.

**XIII. New members to be recognized.**

To be provided at the meeting.

**XIV. Committee Reports**

Due to it being a holiday weekend and the need to elect officers in the executive session, there were no committee reports this month.

**XV. Adjournment**

Charlie moved to adjourn the meeting at 7:34 PM.

**Executive Session Convened by Kim Burkhardt at 7:36 PM.**

**1. Election of Officers and Committee assignments.**

The only contested position was for president between Charlie Kinworthy and Kim Burkhardt. Charlie was elected President by a vote of 7-1. All other officers were unopposed and elected by acclamation. The new officers are as follows:

- Charlie Kinworthy, Jr..... President
- Lorraine Andrysek ..... Vice-President
- Carol Wilka ..... Treasurer
- Gary Hacker ..... Secretary

**2. Executive Session Adjourned at 8:05 PM**