**MINUTES OF THE**

**PEACEFUL VALLEY PROPERTY OWNERS’ ASSOCIATION,**

**INC.’S BOARD OF DIRECTORS MEETING**

**HELD ON NOVEMBER 20, 2015**

1. **MEETING CALLED TO ORDER BY:**

Dennis Finnigan, President, called this meeting to order at 07:35 pm on Friday November 20th, 2015, at the PVPOA, Inc,’s lodge in Owensville, MO.

1. **ROLL CALL:**

Glenn Boettcher

Kim Burkhardt

Geri DeAngelis

Tom Eilermann

Jennifer Hinson

Richard Pierce

Jim Verhulst

Dennis Finnigan

Bob Kayser

1. **DIRECTORS PRESENT:** Glenn Boettcher, Geri DeAngelis, Tom Eilermann, Dennis Finnigan, Richard Pierce, Jim Verhulst, Jennifer Hinson
2. **DIRECTORS ABSENT:** Kim Burkhardt, Bob Kayser
3. **GUESTS:** Tom Bush, John Davis
4. **GUESTS ISSUES:**
	1. Tom Bush requested maintenance remove leaves and gravel from ditch across the road from his house. He was requested to fill out a work order detailing his request in writing.
	2. John Davis requested his $500 deposit be returned since his concrete curb has been installed with no road damage. Jim to check with Jessica Monday for John’s check.
5. **APPROVAL OF MINUTES:**
	1. Rich made a motion to approve October 16 minutes. Tom seconded motion. Upon a vote, motion passed.
6. **APRROVAL OF TREASURER’S REPORT AND RECAP:**
	1. Tom made a motion to approve October Treasurer’s report. Rich seconded motion. After a vote, motion passed.
7. **REVIEW AND APPROVE BILLS:**
	1. Tom made a motion to approve October paid bills. Rich seconded motion. After a vote, motion passed.
8. **COMMITTEE REPORTS:**
9. **OPERATIONS**
10. **Maintenance**
	1. Bob Kayser submitted a maintenance report. See attached.
	2. Bob’s request to purchase a new hydraulic power unit for the dump truck was tabled. Board did not see a priority on this item.
	3. Rich made a motion to approve Mid-State’s bid of $150 for our shaker box that we no longer use. Glen seconded motion. After a vote, motion passed.
	4. Tom stated that leaves that are piled up at the boat launching ramp at the dam need to be removed because fishermen still use the ramp throughout the winter.
11. **Security**
12. **Roads**
13. **Work Orders**
14. **Equipment**
15. **Site Manager Report**
	* 1. All restrooms closed for the season and winterized
		2. Campground electric turned off
		3. Concrete cap poured over top of fill rock at bridge
		4. Had a tree fall on West Forest and One on Timber Hill
		5. Got 2 bids on concrete at lower entrance. Still waiting on third to be turned in.
		6. Worked on windows at lodge. Caulked some of the doors and windows.
		7. Repaired fascia on north side of lodge
		8. Blade and cinder spreader needs to be put on.
		9. Stabuild will be added for storage.
		10. Ditches need sprouts cut and work on leaves.
		11. Burn area always needs work.
16. **LAKE**
17. Boats
18. Fish
19. Weed Control
20. Dam- Back side of dam still needs to be burned off.
21. Beaver/muskrats-Jim has been checking upper end of lake and have not seen any evidence of any beaver or muskrats.
22. **MEMBER FACILITIES**
23. Pool
	1. Geri is having trouble finding someone to repair edging around the pool before cover can be installed. Board decided not to order new pool cover until February 2016.
24. Campground-closed for season
25. Storage Yard
26. Beach
27. Pavilions-pavilion next to highway Y has been re-furbished by Dale. Looks good.
28. Tennis Court
29. Beautification-waiting for all bids on replacing landscape timber with concrete curb.
30. **ADMINISTRATIVE**
31. Office
32. Lodge-roof leaks around chimney. Tom made motion to have leak fixed. Jennifer seconded motion. After a vote, motion passed. Jim to contact Jason Vandegriffe to ask him to find and repair the leak.
33. Member Activities
	1. Pot Luck Christmas dinner is planned for December 12 at 5:00 pm at the lodge. Jennifer to cook a turkey at the lodge. Tom to make signs for entrances. Jim to place article in newspaper news brief.
34. **OLD BUSINESS:**
	1. Horse Shoe pits-tabled
	2. Waste Management contract approved
	3. Old lodge door on social media-reviewed write up- Jim to re-write
	4. New lodge door installed
	5. Outside of lodge basement ready for painting-next spring due to winter weather
	6. New playground equipment ordered-tabled to get new prices. Tom requested maintenance repair existing swing and teeter totter. Equipment that the board previously approved is no longer available.
	7. Six picnic tables and four benches ordered. It could be built during spring work day.
	8. Safety deposit key-Tom to check with Ronda Dietrich
35. **NEW BUSINESS:**
	1. Add to website “10 day grace period”. Jennifer made a motion to add grace period to Policy Manual, not website. Tom seconded motion. After a vote, motion passed.
36. **FORMAL COMPLAINTS**
	1. Mary and Terry Sloan complained that PVPOA snow plow damaged their driveway last winter. Rich investigated damage and stated driveway has been damaged for years, and was not done by snow plow. Jim to send letter stating PVPOA is not responsible for damage.
37. **BUILDING PLANS TO BE APPROVED:** None
38. **NEW MEMBERS TO BE APPROVED:**
	1. Rademacher, Cletus & Tiffany purchased 370 Golf Course, Platt II from Dietrich, David & Kailey-dues current, deed submitted, security form & application submitted.
	2. Rich made a motion to approve new members. Tom seconded motion. After a vote, motion passed.
39. Jim made a motion to adjourn to executive session at 9:00. Jennifer seconded motion. After a vote, motion passed.
40. **EXECUTIVE SESSION:**
41. **ADJOURNMENT:**
	1. Jim made a motion to adjourn executive session at 10:10. Jennifer seconded motion. After a vote, motion passed.