**MINUTES OF THE**

**PEACEFUL VALLEY PROPERTY OWNERS’ ASSOCIATION, INC.’S BOARD OF DIRECTORS MEETING**

**HELD ON OCTOBER 16, 2015**

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

Dennis Finnigan, President, called this meeting to order at 7:30 pm on Friday October 16th, 2015, at the PVPOA, Inc.’s lodge in Owensville, MO.

1. **ROLL CALL:**

Glenn Boettcher

Kim Burkhardt

Geri DeAngelis

Tom Eilermann

Dennis Finnigan

Jennifer Hinson

Robert Kayser

Richard Pierce

Jim Verhulst

1. **DIRECTORS PRESENT:** Glenn Boettcher, Kim Burkhardt, Geri DeAngelis, Tom Eilermann, Bob Kayser, Dennis Finnigan, Richard Pierce, Jim Verhulst, Jennifer Hinson
2. **DIRECTORS ABSENT:** None
3. **GUESTS:** Tom Bush
4. **GUESTS ISSUES:**
   1. Tom Bush suggest concrete be used in place of old railroad ties at lower entrance.
5. **APPROVAL OF MINUTES:**

Jennifer made a motion to delete statement from Executive Session and file this statement in a separate folder in the office. Tom seconded the motion. After a vote, motion passed. Jennifer made a motion to approve minutes for September 18 meeting with above change. Rich seconded motion. After a vote, motion passed. Three board members did not receive minutes via e-mail. Jim to resend.

1. **APRROVAL OF TREASURER’S REPORT AND RECAP:**

Tom made a motion to approve September treasurer’s report. Kim seconded motion. After a vote, motion passed. Tom requested report be e-mailed to all directors a week before next meeting to allow review before meeting. Jennifer agreed.

1. **REVIEW AND APPROVE BILLS:**

Bob made motion to approve August and September bills. Kim seconded motion. After a vote, motion passed.

1. **COMMITTEE REPORTS:**
2. **OPERATIONS**
3. **Maintenance**
4. **Security**
5. **Roads**
6. **Work Orders**
7. **Equipment:** 
   1. Bob made a motion to buy Dennis Jenkins’ used trailer for $650. Jennifer seconded motion. After a vote, motion passed.
8. **Site Manager Report**
   1. Tennis court cracks coated
   2. Cleaned in sheds
   3. Worked on lower pavilion
   4. Snow plow estimates-$6,500 plus tax, $2,000 to replace blade
   5. Order 1 load salt, 1 load salt and cinders
   6. Repaired gutters at lodge
9. **LAKE**
10. **Boats**
11. **Fish-**Jim stated 500 small channel catfish was added to the lake from Osage fisheries at no charge because of agreement to allow spoon bill paddle fish in our lake.
12. **Weed Control**
13. **Dam-**Tom stated back side of dam needs to be burned off to enhance weed control. Bob to get with Dale and round up some help to keep fire from spreading**.**
14. **Beaver/muskrats** need to be trapped this fall. Tom to check on trapper we used before.
15. **MEMBER FACILITIES**
16. **Pool**
    * 1. Geri is having trouble finding someone to repair pool before cover can be installed. Tom suggested Dan Lang may know of someone. Kim to check with her sources. Geri stated small pool filter is not working and needs to be looked at.
17. **Campground**
18. **Storage Yard**
19. **Beach**
20. **Pavilions**
21. **Tennis Court**

**a.** Tom has filled in cracks and Dale has sealed over cracks. Tom suggested Dale re-send next spring**.**

1. **Beautification**
   1. Bob to have Dale get bids on replacing old railroad ties at lower entrance with a concrete curb.
2. **Horse Shoe Pits**
   1. Rich checking on cost
3. **ADMINISTRATIVE**
4. **Office**
5. **Lodge**
   1. Shirley Huesgen asked if her family could use the lodge on Sunday, November 22, just for a family picture. Shirley staed they would only need the lodge in case of bad weather. Tom made a motion to allow Huesgens to use lodge just to take a picture at no charge. Kim seconded motion. After a vote, motion passed. Jim to call Shirley.
6. **Member Activities**
   1. Work Day- October 17, Tom has cut some cedar trees to put in lake for fish cover. Other members to work at lodge to remove old boards around windows and set up new chairs and table carts. Kim and Geri to look at old chairs and remove from service, chairs no longer useable.
   2. Bonfire- October 24 Geri in charge of food. Jim to check with Loretta to see if Steve Heckelman plans any music. The board voted previously to not sponsor any music.
7. **OLD BUSINESS:**
   1. **Lodge Door**
      1. Jennifer to have members install new door. Jennifer will put new door that is in storage shed on social media to try and sell it. Jim to check with Jessica to see if she could put door on craigslist.
8. **New Business**
   1. New Legend bank signature requirements were signed. Bob, Jennifer and Jim authorized to sign checks.
   2. PVPOA has a safety deposit box at Legend’s bank, but cannot find key. Tom to check with Jackie Dietrich’s family for key.
   3. Waste Management’s new contract was reviewed. Jim to question Waste Management on what constitutes a senior and how to verify.
9. **Formal Complaints**
   1. **Carrie Toelke**
      1. A letter written in response to Carrie’s complaint letter was reviewed. Letter was approved. Suggestion was made to include with the letter a copy of By-Laws page spelling out late fees.
10. **Building Plans To Be Approved**
    1. None
11. **New Members To Be Approved**
    1. Dan and Jessica Ennenbach purchased lot 610 N. Hills Plat II from Mark and Lila Thorpe (Trust) c/o Jay Thorpe. All paperwork has been submitted. Dues are current.
    2. Rick and Julia Hibberd purchased lot 12 E. Hills II Blk V from Audrey Ruff c/o Joe Ruff. All paperwork has been submitted. Dues are current.
    3. Cletus and Tiffany Rademacher purchased lot 370 of Golf Course Plat II from David and Kailey Dietrich. Deed is the only thing submitted. Dues are current.
    4. Jennifer made a motion to approve members listed in items A and B above. Rich seconded motion. After a vote, motion passed. Jennifer stated new members in item C above cannot be approved until they complete the necessary paperwork.

Jim made a motion to adjourn to executive session at 9:40. Bob seconded motion, after a vote, motion passed.

1. **Executive Session**
2. **Adjournment**-Jennifer made a motion to adjourn at 10:20. Kim seconded motion, after a vote, motion passed.