

**Peaceful Valley Lake Property Owners' Association**  
**October 2018 Board of Directors Meeting Minutes**

October 19, 2018

**I. Call to Order**

Charlie Kinworthy called the meeting to order at 7:30 PM October 19,2018.

**II. Roll call: (Members Absent in Bold Underline)**

**Kim Burkhardt, President**

Charles Kinworthy, Vice-President

Mike Garlock, Treasurer

Gary Hacker, Secretary

Glen Boettcher

**Greg Brenner**

Tom Bush

Tim Edwards

**Carol Eilermann**

**III. Guests**

Nancy Ketcherside

**IV. Guest Issues**

Nancy Ketcherside requests construction approval for an addition to the rear of their house that goes into the adjacent lot that they own. Discussion was to allow the PWSD the opportunity to see if there are any issues that may conflict with water or sewer pipes prior to the PVPOA approval. Action deferred pending PWSD review.

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

Tom moved to approve minutes, Glenn seconded, motion carried.

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

Gary moved to approve, Tom seconded, motion carried.

**VII. Review and approve bills.**

Mike moved to approve payment of bills, Tom seconded, motion carried.

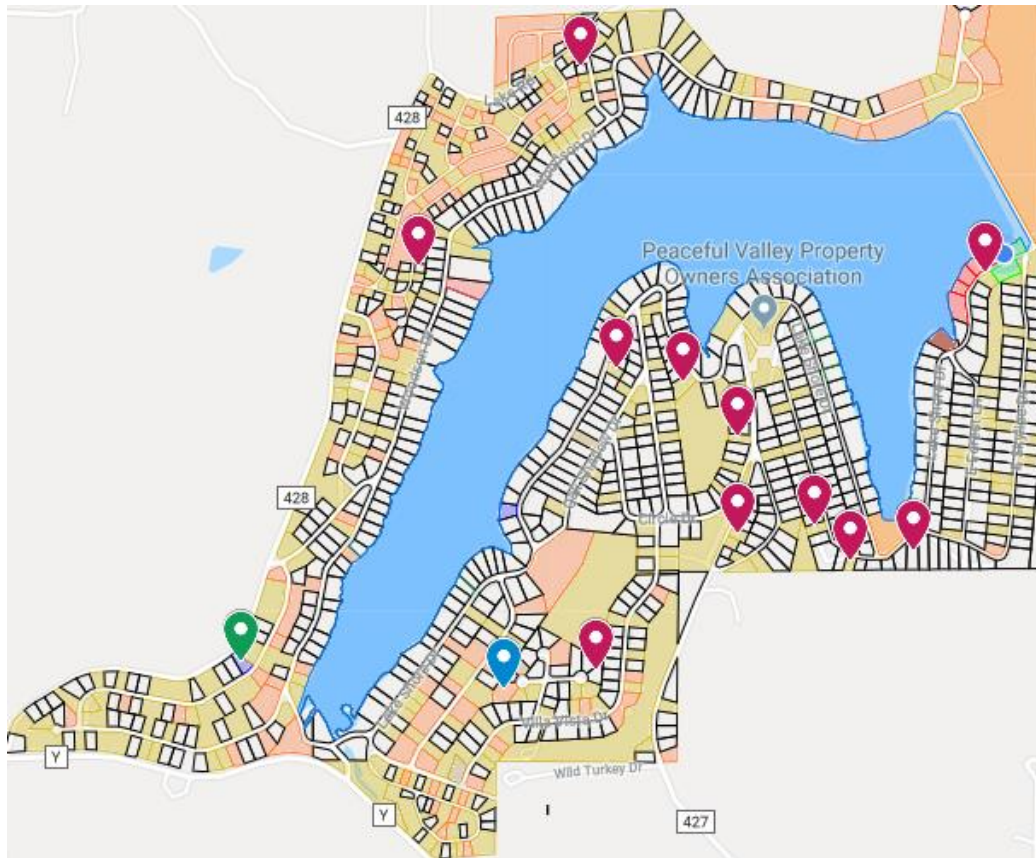
## **VIII. Old business**

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

We need to decide whether to fix this year or next. In process of getting additional estimates for repair. The budget is still there and viable to spend this fiscal year. Suggestion was to consult with Norm Jung on repair options.

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

We are in process of contacting adjacent property owners before we put the lots up for sale to the general public. Gus Hoernschmeyer mentioned that he thought there had been a decision made at an annual meeting several years ago that we would convert lots turned over to us into green space. There is nothing in our bylaws or rules or regulations that prohibit us from selling property, but our policy manual (which the board controls and is not available to the public anymore) does have some verbiage within the document that does mention turning delinquent member property that has been turned over to us into green space. No additional action other than (1) to continue contacting neighboring owners to see if they're interested in purchasing the lots first, and (2) clearing up some issues with the county assessor re: 5 lots that had been requested to turn into greenspace earlier this year but still have not been changed in the collector's database.



**c. Relocation of Burn Pile**

Tom Bush proposed swapping the burn pile and the storage lot. The storage lot is “landlocked” by member-owned lots. Tom shared some plans on this. The board discussed expanding the existing storage lot by cutting into the 3 lots that we already own to the west of the existing lot. Tom took an action to develop a plan and estimate for doing this expansion.

**d. Jill Fennell Property Transfer**

Jill has contacted us to transfer her property to Peaceful Valley. She paid 2018 but the check didn’t clear. We advised her that if she pays transfer costs, we will take the property. Still awaiting response.

**e. Bluebits Proposal to put wireless internet at Peaceful Valley.**

Bluebits is a local Cuba and Bourbon-based internet service provider that uses wireless technology rather than fiber, cable, or DSL to deliver internet at speeds up to 100 MBPS, significantly faster than what Fidelity or Dish offer. They contacted us to see if we’d be interested in letting them set up service at the lake. It would mean building 2 or more 100’ towers on high ground around the lake and antenna installation on houses. Gary

will put information out on the website and in the newsletter to see how much interest there is in such an approach. So far, 5 members have expressed interest in the service.

**g. Elizabeth Rose Beach Property**

No new information.

**IX. New business**

a. Purchase of game cameras and security camera in lodge and pool. Gary has proposed (via earlier email) to purchase 4 game cameras for placement at the campground, storage lot, burn pile, and site to be determined. Amazon has a 4-pack of well-reviewed Browning game cameras plus memory cards and batteries that will run us around \$600 for the 4 cameras. We also discussed an internet camera for the lodge interior upper floor to oversee the PVPOA and PWSD office space and an outdoor camera for surveillance of the pool area. After further discussion, it was agreed that since it was already budgeted, we didn't really need any action to authorize the purchase.

**b. Dam Brush Cutting**

We've arranged to have someone cut the dam. We would like to explore renting goats in the future. There is a franchise called "Goats on the Go" that will bring a herd of goats into the treatment area and, depending on the number of goats, can clear a vegetated area in days to weeks. Tim mentioned that he has extensive experience with goats and agreed that this would be a good approach and that if we would consider purchasing goats, fencing, and building a small shelter, he would be willing to tend to them. Tim took an action to check out costs for establishing our own herd, and Gary took an action to talk to the nearest Goats on the Go farmer to get more information to share at the next meeting.

**c. Aquatic vegetation control**

Recommend purchasing lake mats, which covers the lake bottom near the beach and kills vegetation by depriving it of sunlight. Costs vary but are in the \$250 range for an 8' by 16' mat. Mats are reuseable. The board discussed some of the issues and agreed to purchase two mats to see how well they work in the beach area. Gary will share more information at November 2018 board meeting.

**d. Waste Corporation Contract Renewal**

Our 3-year contract with Waste Corporation of America expires at the end of November 2018. The new contract proposal is to maintain the current rates for the next year until December 1, 2019, then raise the rates by \$0.30 monthly for the following year. They're also offering a senior discount to anyone 62 or older.

**e. Funding for Campground for Next Year's Budget**

Tom Bush proposed adding some additional funding for campground improvements to include raising some recently installed spigots, additional electricity upgrades, and extending and leveling off several sites.

**X. Formal Complaints**

a) Cars parked on east side of road on East Skyline Dr. White pickup was pushed off a trailer to the side of road a month ago and does not run. We have sent the people several letters about parked cars and trucks over the past year or so. I have four (No Parking Any Time) signs that are (Mo. Dot) approved that I will donate to Peacefully Valley if we will install them along the area where cars and trucks are being parked. Thank for you for taking this under concertation and solving a problem.

Board discussed this ongoing problem and the need to install No Parking signs along the side of the road, and obtaining a letter from the Fire Department reminding residents of the minimum width to allow fire engines and ambulances to pass.

**XI. Building Plans to be approved**

a) See guest issues above.

**XII. New members to be recognized.**

a. None to report.

**XIII. Committee Reports**

Administrative

a. Office

Covered in discussion above.

Operations

b. Roads/Maintenance

Roads are pretty much done for the year, now switching over to winter operations, with pulling up speed bumps and reposting signs prohibiting parking on main roads when snow predicted. We need to think about which roads to pave next season. Preliminary discussion about doing Peaceful Valley Rd. from the guard shack to Lake Shore, and Lake Shore from the beach to the boat ramp. Mike will do a preliminary survey to see if any other

roads need attention next year. Note that we need to start winterizing campgrounds and bathrooms and turn off spigots.

c. Security

Since just after Labor Day, we've had Marie doing security on Friday, Saturday, and Sunday as needed and will continue through the end of October or as needed.

d. Site Manager

Discussion about moving maintenance supervision to Tom Bush as Site Manager. Tim moved to do so, Gary seconded, motion carried.

e. Building

Nothing to report.

#### Members Facilities

f. Lodge

Need to clean carpet and scrub floors. Lodge saw a lot more usage this year as a result of our reducing the rental costs.

g. Pool

Final winterization of the pool will be finished up tomorrow (Saturday, 10/20)

h. Campground

Campground will close at the end of the month. Tom mentioned that he'd like to work over the winter to finish some of the leveling and extensions on sites 4, 5, and 6.

i. Beautification

Need to pick up hoses from around the facility for the winter. Also, Elizabeth Rowe planted shrubbery at the upper entrance.

#### Lake

j. Boats

Nothing to report

k. Fish

Osage Catfisheries stocked 500 8'-10' catfish and 50 grass carp earlier this month.

l. Weed Control

Continues to be an issue. We continue to spray the upper end of the lake and will need to consider more cultrine plus and other chemicals.

m. Dam

Received notice that the dam permit expires in February 2019.

**XIV.Adjournment**

Meeting adjourned at 9:16 PM.