

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

October 18, 2019

I. Call to Order:

Charlie called the meeting to order at 7:00 PM.

II. Roll call: Directors absent indicated by ~~bold-strikethrough~~

Charles Kinworthy, Jr., President
Lorraine Andrysek, Vice-President,
~~Carol Wilka, Treasurer~~
Gary Hacker, Secretary
Kim Burkhardt
Tom Bush
Carol Eilermann
Dan Hoemeke
Mark Martinez

III. Guests:

Mike Tripolea, Meghan Jost, Brian Sellers, Charlie Kinworthy, Sr.

IV. Guest Issues

Guests were concerned about security issues, notably break-ins, non-members roaming around, and speeding. Charlie discussed his research into security gates, how the costs have dropped since the last time we considered gates, etc. He also discussed the issue with the speedbumps and that we will be placing them down next spring instead of waiting like we did this spring for the roads to be resurfaced.

V. Approval of minutes from last meeting

Carol E. moved to approve the minutes, Mark seconded, motion carried.

VI. Approval of Treasurer's Report and Recap

Kim moved to approve the treasurer's report and recap, Carol E. seconded, motion carried.

VII. Old business

a. Bridge Repair:

No change to previously reported approaches.

b. Special Membership Meeting October 19th addressing Short Term Rentals

Gary provided a preview of opening comments to introduce the topic to the members.

c. Need update on when the road resurfacing is expected to begin.

Contractor has delivered the culverts as of a few weeks ago, but still no excavation activity nor any idea when they plan to start work. Discussion about making sure next spring that we have a solid contract with start and completion dates.

d. Construction without permits.

Dan and Charlie met with Adkison, was basically told “I can do what I want, get off my property.” Nothing other than a concrete pad has been done.

e. Repercussions of non-compliance with rules

Dogs running loose, no stickers, speeding, etc. We discussed having members signing a “contract” that says the owner has read and understands the bylaws, abstract of restrictions and rules & regulations. We need to develop a schedule of fees/fines for non-compliance. Charlie and Lorraine took action to work on such a list.

f. Work Project Prioritization List

Dan discussed his approach with developing a work plan of the week that allows Chris the flexibility to adjust the schedule according to weather, intrusions, etc.

g. Snow Removal and Salting

Chris has been soliciting bids for snow removal and salting. Most are coming in at around \$100 to \$133 per hour.

h. Auction of Elizabeth Rowe’s Household

MR Clark has been advised that we do not want the auction held at Elizabeth’s house. We did find out that Elizabeth left PVPOA \$5,000 in her will for beautification. We need to have the beautification committee decide how they want to use this funding.

Recommend we put it into a short-term CD once it arrives and until the committee determines how to use the funding.

VIII. New Business:

a. Theft of PVL Gasoline



On September 23rd and again on September 25th, thieves cut the locks off the gas tank near the maintenance shed and stole an estimated 100+ gallons of gasoline. The first theft, the thieves apparently were aware of the cameras we had placed by the maintenance shed and somehow got up to them and removed the memory cards that would have captured their images. Chris quickly installed a new camera where it wasn't accessible to the thieves and on the 25th we captured images of the theft in progress. We turned that information over to the Sheriff, who was able to identify the perpetrator. The thief is driving a black 2007ish Volvo SUV with aftermarket running boards. The individual has been seen in and around Peaceful Valley since the incident claiming to be friends with the Carty's. The sheriff's deputy told Chris and Gary that the thief is "well known" and that he and his significant other apparently live in the car. She's got outstanding warrants and the deputy said that he would likely be stopping them soon, arresting them both and that when it gets to court that the perps will likely plead guilty and be ordered to pay restitution and community service.

Also, we've had informal reports of money stolen from vehicles, syringes found by the sides of roads, strange people lurking around, etc. Note: None of this has been reported to the office nor has the sheriff been contacted—simply hearsay.

Tom reported that Mike McKee's shed on Timber Hill Rd. was broken into and his cameras turned skyward. It was noted that Timberhill Rd. needs to be regraded.

b. Replacement of Glass at Upper Guard Shack

In Summer of 2018, the maintenance team put a chip in the plate glass window at the upper guard shack when using the weed eater nearby. This caused a "divot" or BB hole which we were unable to repair as the small cone that was needed to fill it was shattered. It was reported today (Friday) that the hole is now a crack and that the window needs to be replaced.

c. Additional fuel authorization for Tom Bush

Tom provided a note that with his additional "rounds" and that his truck only gets 11 MPG, that he's using nearly double the fuel and requested that we authorize an additional 10 gallons of fuel per week. Mark moved to approve, Kim seconded, motion carried.

IX. Formal Complaints

None.

X. Building Plans to be approved

None.

XI. New members to be recognized.

Coello, William #164

- a. 1686 Lake Shore Dr.
- b. Previous Owner: Jim and Lucinda Klausner

XII. Committee Reports

Administrative

- a. Office

The Windows 10 operating system continues to be a pain. One of the color printers will not work with the new operating system, and we've had to reinstall

the time card swipe drivers 3 times now—apparently every time that Windows 10 does an update. We may need to upgrade our timekeeping system if this problem continues.

Operations

b. Roads/Maintenance

Discussed earlier.

c. Security

See issue on gas theft above. Roving security patrols will end this month.

d. Site Manager

Nothing to report.

e. Building

Justin Hinson has started building a new house on Circle Dr. His intentions are to live there for a year or so, then build a spec home on another lot.

Members Facilities

f. Lodge

Recent wedding reception complained that the roof leaks dripped water on the tables in their rack, which got very dirty. We need to get the roof leaks fixed soon.

g. Pool

Nothing to report.

h. Campground

Recent camper tried to take a 30 ft. camper out the upper entrance and clipped the camper on the tree stump. Water/Sewer excavation will dump excess spoils to continue lengthening and leveling some of the pads at the campsite. Electricity and spigots need to be raised on a few of the sites.

i. Beautification

Carol mentioned she got a good deal and purchased \$200 worth of daffodil bulbs.

Lake

j. Boats

Nothing to report

k. Fish

Osage Catfisheries delivered 500 catfish and 60 more grass carp.

l. Weed Control

The lake looks pretty good. Appears the steps we took this summer have been effective.

m. Dam

Nothing to report.

XIII. Adjournment

Kim moved to adjourn the meeting, Carol E. seconded, motion carried. Meeting adjourned at 9:13 PM