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**MINUTES OF THE PEACEFUL VALLEY PROPERTY OWNERS'  
ASSOCIATION INC.'S BOARD OF DIRECTORS MEETING  
HELD ON JANUARY 15, 2016**

**I. Meeting Called to Order:**

Dennis Finnigan, President, called this meeting to order at 7:30 pm on Friday, January 15, 2016 at the PVPOA, Inc.'s lodge in Owensville, MO.

**II. Roll Call**

**III. Directors Present:**

Glenn Boettcher, Tom Bush, Kim Burkhardt, Geri DeAngelis, Tom Eilermann, Dennis Finnigan, Jennifer Hinson, Richard Pierce

**IV. Directors Absent:**

Jim Verhulst

**V. Guests:**

Loretta Hecklemann, Dorothy Lange, <sup>Kenny Thompson</sup> ~~Dan Lange~~, Mary Thompson, Jean Gill, Charlie Kinworthy, Margaret Kinworthy, Ferd Zykan, Alma Zykan, Gary Hacker, Randy Fuller

**VI. Guest Issues:**

- A. Loretta Heckelmann – Can't do her job at PVSC without having a PVPOA Secretary.
- B. Dorothy Lange – Not able to keep a secretary for past year to year and a half.
  1. Tom Eilermann stated secretary quit previous Friday. She was unreliable.
- C. Charlie Kinworthy – People are starting jobs, but not finishing them and causing big problems.
- D. Charlie Kinworthy – Maintenance did a good job snow plowing.
- E. Alma Zykan – Comp time should not be used when snow plowing.
- F. Randy Fuller – Director absent in June, July, and August.
  1. Jim Verhulst is in charge of making sure minutes match to those in actual attendance.
- G. Dorothy Lange – Wants retaining wall at lower entrance replaced immediately.
  1. Board was waiting on bids for concrete and landscape block.
    - a. Dorothy was to submit bids to board.
    - b. Board didn't receive bills.
  2. Dorothy does not want concrete wall.
  3. ~~Alma Zykan~~ believes board doesn't care about lower end.
  4. Ed Lang did wall 20 years ago and now it looks like a pig pen.
- H. Charlie Kinworthy – Something needs done with the burn pile.
  1. Toilet, wheel, couch, etc. found there.

Dorothy  
Lang

2. Need to lock it up or get a camera.
  - a. Other guests believed it wasn't fair for 1 person to ruin it for all.
- I. Charlie Kinworthy – If homeowner guts home, needs to get permission from the board.
- J. Randy Fuller – Why was website down.
  1. Tom Eilermann contacted Jennifer Hinson, she checked into it and it was because bill wasn't paid.
- K. Mary Thompson – Ditches weren't cleaned in November; 6" of rain and have water coming from all directions.
  1. Tom Eilermann will look into issue.
- L. ~~Dan Lange~~ – Need to have a culvert in front of Dorothy Lange's house.
  1. Tom Eilermann will look into it.
- M. Alma Zykan – New lodge doors purchased, but money isn't being spent on anything else.
  1. Mary Thompson said old doors should have been fixed.
    - a. Holes and dents prevented old door from being fixed.
  2. Mary Thompson wants the dark brown doors back.
    1. Tom Eilermann stated color didn't come out the way it was supposed to. *Ferd Zykan*
    2. ~~Dan Lange~~ said he'll go talk to Scego's to get color changed back.
- N. Dorothy Lange asked about babysitting in lodge.
  1. Board members were not aware of it.
  2. Jennifer Hinson's kids brought up.
    - a. Jennifer brings her kids in when she comes in to work, but other than that, they've been at a sitter's, with father, or at school
- O. Dorothy Lange asked why Jennifer Hinson purchased TV in lodge without permission.
  1. TV was Geri DeAngelis' idea.
  2. Board voted and unanimously approved it several months prior.
  3. Geri DeAngelis purchased it on sale at Wal-Mart.
  4. Jennifer Hinson asked that before accusations fly, that facts be checked. Relying on what 1 person says isn't working.
- P. ~~Dan Lange~~ asked why first set of doors couldn't be sent back.
  1. Doors were special ordered for French doors that swing outwards in standard sized, per maintenance personnel measurements.
  2. Doors came in and were too large. They were not in fact standard sized, so board members remeasured and ordered proper size.
  3. First doors are listed for sale on multiple sites .... PVPOA website, Rolla.net, Craigslist, and social media sites.
- Q. Loretta Heckelmann would like forms to be outside of the office.
  1. Jennifer Hinson is working on a display case.
- R. Loretta Heckelmann – Petition for homeowners to sign for PVPOA to become a public sewer and water district so they can get government loans.

**VII. Approval of Minutes**

Tom Eilermann made a motion to approve the December 2015 minutes.  
Richard Pierce seconded the motion.  
Upon a vote, the motion passed.

**VIII. Approval of Treasurer's Recap**

Jennifer Hinson stated that secretary did not pay any bills for the month of December. Jennifer is working on catching up all the unpaid bills.

**IX. Review and Approve Bills**

No bills paid.

**X. Committee Reports**

**A. Operations**

**1. Maintenance**

- a. Culvert bent on Circle Drive.
- b. Big truck not taken to Schaefferkoetter Sales for bid.
- c. Ditches and culverts need cleaned.

Tom Bush made a motion for maintenance personnel to work up to 35 hours per week, if needed.

Richard Pierce seconded.

Upon a vote, the motion passed.

**2. Security**

**3. Roads**

**4. Work Orders**

- a. Trimming brush along Lake Shore Road.
- b. Kick plates on new front door.
- c. Molding around new front door.

**5. Equipment**

**6. Site Manager Report**

- a. New site manager, Joe Hawkins, has begun working.

**B. Lake**

**1. Boats**

**2. Fish**

**3. Weed Control**

**4. Dam**

**C. Member Facilities**

**1. Pool**

- a. Bryan Baker to supply bid on pool repair.

**2. Campground**

**3. Storage Yard**

**4. Beach**

**5. Pavilions**

6. **Tennis Court**
7. **Beautification**

**D. Administrative**

**1. Office**

- a. Budget Committee needs formed.
  - i. Brochure Holder for lodge
  - ii. Tables and chairs in lodge need replaced
  - iii. Lower Entrance retaining wall
  - iv. Lake needs increase to dig out entrance at Y and the gravel bar needs to go.
  - v. Roads need increased between \$3000-\$5000.
- b. Assessments may need raised.
- c. Need to change quorum to 30 at the annual meeting.

**2. Lodge**

**3. Member Activities**

- a. Super Bowl 50 Party
  - i. Sunday, February 7, 2016 from 1-5 pm
  - ii. Invite White Mule Winery

Tom Eilermann made a motion to have a Women's Pre-SuperBowl Party at the lodge.  
Kim Burkhardt seconded the motion.

Upon a vote, the motion passed.

- b. Annual Meeting
  - i. Saturday, April 16, 2016
  - ii. BBQ and work day afterwards.

**XI. Old Business**

**A. Horseshoe Pits**

**B. Playground Equipment**

1. Out of stock on previous selections.
2. Board to pick out individual pieces.
  - a. New Swings (incl. baby swing), Slide, Teeter Totter, Crawl Tunnel, GeoDome

Tom Eilermann made a motion to buy playground equipment.

Tom Bush seconded the motion.

Upon a vote, the motion passed.

**C. 6 Picnic Tables & 4 Benches to be built by maintenance.**

Tom Eilermann made a motion to purchase the wood and hardware for the tables and benches.

Kim Burkhardt seconded the motion.

Upon a vote, the motion passed.

**D. Safe Deposit Box Key**

**E. Lower Entrance Repairs**

1. Concrete:
  - a. Roger Enke .... \$5040.00
  - b. Bryan Baker .... \$6700.00

2. Landscape Block:
  - a. Kellmann's .... \$3700.00
  - b. Hesemann's .... \$7316.00

Kim made a motion to go with Kellmann's if the bid covers everything.  
Tom seconded the motion.

Upon a vote, the motion passed.

Richard Pierce to talk to Kellmann's about what their bid fully entails.

**F. Back side of Dam to be burned off.**

**G. Pool Cover**

1. Geri to order this week.

**XII. New Business**

None.

**XIII. Formal Complaints**

None.

**XIV. Building Plans to be Approved**

None.

**XV. New Members to be Approved**

None.

Richard Pierce made a motion to adjourn to executive session at 11:43 pm.

Tom Bush seconded the motion.

Upon a vote, the motion passed.

**XVI. Executive Session**

**XVII. Adjournment**

Jennifer Hinson made a motion to adjourn the meeting at 11:58 pm.

Kim Burkhardt seconded the motion.

Upon a vote, the motion passed.