

# Peaceful Valley Property Owners' Association

## Board of Directors Meeting Minutes

August 21, 2020

I. Call to order per Lorraine Andrysek, Vice President at 7:02 pm.

II. Roll Call: Lorraine Andrysek, Gary Hacker, Carol Eilermann, Mark Martinez, Dan Hoemeke, Carol Wilka, Julia Baker present. Charlie Kinworthy Jr and Kim Burkhardt absent.

III. Guests: Lolle Boettcher

IV. Guest Issues: Lolle would like a plaque in memory of Elizabeth Rowe at gazebo. Has priced from Washington monument, \$2000 in bronze or \$1400 in black granite. Also, would like fountain at flagpole replaced. Board to look for restitution from person who hit fountain several years ago.

V. Approval of minutes from July meeting; Motion to approve per Mark Martinez, 2nd per Dan Hoemeke. Approved as submitted.

VI. Approval of Treasurer report: Gary reported 32 chronic late dues, 32 with 1 year behind. Also, Quick books opening a payment option soon, will keep posted when available. Gary will also look to see if Legends offers a bill pay option. Aging summary review. Motion to approve per Carol Eilermann, 2nd per Julia Baker; report approved.

VII. Old Business

a. Bridge; tabled until next month due to Charlie absent.

b. Meeting with Buser re: dock completion. Mark reports he is still moving rocks around, will recheck.

c. Road damage on Lakeshore, Midwest Paving; Dan said damage at corner by East Forest will be repaired when they are back next year. Sweeping was not in contract. The two wet spots on Woodson are not spontaneous springs, they are

leaks from pipes, and the water/sewer company will fix per Mike Garlock.

d. Trash issue at 1690Lakeshore: Mark and Dan visited, said was cleaned up. Lorraine said they put some in our dumpster; she spoke with owner(mom) who says now have trash service starting August 10 and 17. Lorraine will check with WCA mid-week.

e. Establish 3-member finance group for signing/purchasing financials. Done: Charlie, Gary and Dan to sign, Lorraine still on finance committee.

f. Purchase order system done and working. Dan ordered a sign saying Private Property for lower entrance.

#### VIII. New Business

a. Covid 19 status on facilities: Lengthy discussion on remaining open after school resumes. Motion per Carol Eilermann, 2nd per Carol Wilka: Pool to remain open next week, then close Monday-Wednesday, reopen at 4pm on Thursday, remaining open thru Labor Day, then closed for season. 5 aye, 2 nay; motion passed.

b. Safety Alert letter to be sent to all members: Gary stated mailing would cost about \$600, take a lot of time for Kim. Lorraine offered to stuff and mail, with target date of mailing by Tuesday, to reach members before Labor Day. Motion per Carol Eilermann to send, 2nd per Lorraine Andrysek: vote 5 aye, 2 nays; motion passed.

c. Gates Status: Charlie K. has specs, need turn arounds by Tim Jenkins. Suggested maybe we need a coordinator to deal with various contractors involved; Karl Kloster or Val possibly, Mark to check and get back to Charlie

d. Budget Mid-year review: Profit/loss statements and notes on budget adjustments reviewed. So far, under budget; monies budgeted not spent will go to reserve at end of fiscal year.

e. Property sales: Have sold all lots we have agreed to sell; still working on trading greenspaces for taxed lots; Mundwiller says will need approval at annual meeting.

Have current members wishing to buy adjacent properties which are currently greenspace.

f. Burn Pile security: Solar operated mobile phone network enabled cameras; Gary will research more. Cost about \$300 initial, but ongoing monthly charge for app on phone. Motion per Carol Eilermann, 2nd per Dan Hoemeke for Gary to spend up to \$300 to purchase camera; motion approved.

g. Jet ski issue from Karl Kloster; PWC out of control, several known underage (< 14) drivers. Water patrol will try to confront parents.

h. Beautification money from Elizabeth Rowe needs to be moved from general funds to a specified account, so as not to become part of reserve fund.

i. Beach signage: Carol Eilermann pointed out that beach signs are scattered on available trees, would be better to have rules signs at road arch and by restroom. Carol to design signs for next meeting.

j. Boating Safety course: Gary spoke with Highway patrol, will offer courses again. Suggested we offer in March or April, Gary to arrange with Highway Patrol, Mark Martinez to check on being in charge of meeting (registration, lunch, snack).

k. Mentioned that beaver again has stream under Woodson side bridge up hill dammed.

IX. Formal complaints: Coella wanting tennis court sealed and lines repainted: Eilermann complaining of dog at Villa Vista and Lakeshore attacking in center of road; Dan will talk to Bill Thompson about restraining dog.

X. Building Permits: none. Nolan dock previously approved being delivered this week.

XI. New Members: 11 new members

XII. Committee reports

Administration: Kim has been absent with a few medical issues

Operations- nothing new

Member Facilities- Campground looking very good, reservation system liked, may consider keeping next year.

Lake: Fish need to be ordered with catfish (free), need to add 50-100 # of baitfish. Carol E. to call Osage Catfisheries to order and suggestions.

XIII. Motion to adjourn per Lorraine Andrysek, 2nd per Carol Eilermann.

Approved; Meeting adjourned at 10:10 pm.