

P.V.P.O.A. Board Meeting Minutes
5/17/2024

Present: Julia Baker, Dan Hoemeke, Megan Jost, Sherry Durbin, Brian Tharp, Gary Brauks, Don Dietrich, Tyler Hicks

Guests: Susan Thompson, Thomas Nolte (not sure on spelling), Doug August, Bob Buchmeier

Guest Issues:

Susan Thompson presented with concerns regarding new construction rules and expectations. Susan is experiencing unwanted debris flowing onto her driveway during rains from construction occurring across the road from her residence. Susan expressed she also has concerns when the sewage line will be hooked up that it will be running through her property in a negative way and will impact her current landscaping. The board discussed with Susan that we are working to modify our building permit and rules to include language that ensures all new construction will be approved for proper watershed before security deposit is returned. This will hopefully help ensure that new construction will not cause watershed issues for other existing properties. Susan is expecting action and response from the board. President Julia to speak with the office manager to work on solutions.

Thomas Nolte(again not sure on spelling) was present to speak on concerns regarding gates, primarily questions with regards to how their guests will have access to the community. The board discussed the different modes of entry and attempted to comfort the guests that were concerned about the potential issues with the gates.

Bob Buchmeier was present to submit building plans. Those plans have been turned into the office manager, awaiting approval once proper form is filled out.

Minutes from the April meeting were approved. Minutes from Annual Meeting approved, as well.

Old Business:

- Karl Kurtz Fishing Tournament May 18th. Brian T. reported that food and prizes will be handled at the dam on Saturday. Brian will be on site to handle the event tomorrow.
- Conaway Engineering watershed convo- Lengthy discussion was had regarding ongoing efforts to help with watershed issues around the campus. Tyler presented an issue with watershed undermining a section of his driveway. Dan to meet with Tyler on site to discuss what can be done. Board is requesting Rob Conaway to attend the June meeting, if possible, to further discuss how to proceed and to educate the new board members on where we are at with the study. No decisions have been made as far as where to start, and what exactly to do as of yet. Waiting on easement approval from lots needed per Conaway engineering.
- Trapper: Sherry presented a possible cheaper option for trapping needs. Clay Chapman. Megan and Sherry to work on contacting to seek pricing and availability.

- MO Dept of Conservation Lake Evaluation- Dan reports that the Conservation department will be onsite on May 21st to perform a lake study. Findings to follow.

New Business:

- Joan Strong- Joan had expressed an interest in resigning from her remaining term. The board approved this resignation. Thank you Joan for your years of service, and we look forward to continuing to work with you on projects around the lake. Julia made a nomination to appoint Cathy August, who was also on the ballot and in 4th place with votes, to take Joans vacated seat. Tyler second this motion. Motion passed.
- Nomination of officers for 2024-2025 term. A nomination was made by Don for the following officers: Julia Baker- President, Dan Hoemeke- Vice President, Megan Jost- Treasurer, Cathay August- Secretary. Sherry second this motion. Motion passed.
- Recycling: Brian presented on the idea of trying to start recycling collection at Peaceful. Brian states there could potentially be grants that could help us start a recycling program. Anyone who is interested in forming a recycling committee, please see Brian.
- Tractor Replacement: The need to replace the current tractor was addressed. Megan has secured quotes from Rosebud tractor for comparable replacement tractors. Don also researched and visited Rosebud tractor for replacements. The board decided to trade in teh current tractor, if possible, due to its cracked frame the board does not feel selling privately would be in our best interest. Don and Megan to meet with maintenance crew at rosebud tractor next week to further discuss trade in estimate and evaluate which tractor will work best.
- Grass Cutting: Mike Tripoli has informed the board that the current lawn care provider is not mowing behind the tennis courts, as they should be. Dan and Julia to make sure this is relayed to the office manager to ensure the lawn company keeps this area taken care of, as it was part of our contract.
- Karl Kloster: During the annual meeting the membership voted to return the \$3500 donated by Karl Kloster for the original installation of tornado siren. Office Manager to send a check for reimbursement.

Don made a motion to adjourn. Tyler second. Meeting adjourned.