**MINUTES OF THE**

**PEACEFUL VALLEY PROPERTY OWNERS’ ASSOCIATION, INC.’S BOARD OF DIRECTORS MEETING**

**HELD ON SEPTEMBER 18, 2015**

1. **MEETING CALLED TO ORDER BY:**

Robert Kayser, acting President, called this meeting to order at 7:40 pm on Friday September 18th, 2015, at the PVPOA, Inc.’s lodge in Owensville, MO.

1. **ROLL CALL:**

Glenn Boettcher

Kim Burkhardt

Geri DeAngelis

Tom Eilermann

Dennis Finnigan

Jennifer Hinson

Robert Kayser

Richard Pierce

Jim Verhulst

1. **DIRECTORS PRESENT:** Glenn Boettcher, Kim Burkhardt, Geri DeAngelis, Tom Eilermann, Bob Kayser, Dennis Finnigan, Richard Pierce, Jim Verhulst
2. **DIRECTORS ABSENT:** Jennifer Hinson
3. **GUESTS:** Stephen Heckelman, Elizabeth Rowe, Randy Fuller, Tom Bush, Jean Gill, Cheryl Altmeyer, Rick Altmeyer, Dottie Lang
4. **GUESTS ISSUES:**
	1. Stephen Heckelman presented a short talk on fire safety in the home.
	2. Randy Fuller complained why the rock was chip and sealed over. Water runs over the road now.
	3. Tom Bush is interested in the open position of site manager.
	4. Cheryl and Rick Altemeyer, Elizabeth Rowe, Jean Gill, and Dottie Lang expressed support for Dale Kramme as doing a good job.
5. **APPROVAL OF MINUTES:**

After a review of the August minutes, Rich made a motion to approve the minutes. Glen seconded the motion. Upon a vote, motion passed.

1. **APRROVAL OF TREASURER’S REPORT AND RECAP:**

August treasurer’s report was tabled until next meeting**.**

1. **REVIEW AND APPROVE BILLS:**

August paid bills were tabled until next meeting.

1. **COMMITTEE REPORTS:**
2. **OPERATIONS**
3. **Maintenance**
4. **Security**
	1. Our roving guard will be laid off at the end of September until next year.
5. **Roads**
6. **Work Orders**
7. **Equipment:**
	1. Bob obtained a price of $1015 for a 6’ X 10’ tilt trailer from Cuba Trailer sales. Decision to buy tabeled until next meeting. A bid from Orscheln’s was approximately $300 higher for a comparable trailer.
8. **Site Manager Report**
	1. Weed-eated corners of Oak Shadow and Lake Shore, the one on Lake Shore, across from Clemons, and corner at Circle Dr. and Oak Shadow
	2. Storage area mowed and weed-eated
	3. Worked some more on ditch on West Forest
	4. Plugged holes in mail boxes
	5. Tractor cleaned and washed
	6. Three Rivers was contacted to take the limb off electric line
	7. Pick up washed, waxed and detailed
	8. Road signs for Lake Shore done
	9. Signs on Woodson by concrete wall installed
9. **LAKE**
10. **Boats**
11. **Fish**
12. **Weed Control**
13. **Dam**
14. **MEMBER FACILITIES**
15. **Pool**
	* 1. Geri showed a sample of a pool cover from Washington Pools.
		2. Next step is for Washington Pools employee to measure our pool and furnish a firm price. Washington Pools is very busy and could not promise a date.
16. **Campground**
17. **Storage Yard**
18. **Beach**
19. **Pavilions**

**a.** Dale is working on the pavilion at the lower end.

1. **Tennis Court**

**a.** Dale needs to seal cracks after Tom has patched large cracks.

1. **Beautification**

**a.** Glen has been watering trees at the upper entrance.

1. **ADMINISTRATIVE**
2. **Office**
3. **Member Activities**
	1. A member work day is scheduled for Saturday, October 17.

 i. Jim and Tom to organize activities

* 1. Bonfire is set for Saturday, October 24.

i. Stephen Heckelmann will contact a friend to see if their band would be willing to play at the bonfire for a small fee.

ii. Jim to check with Stephen on prices.

1. **OLD BUSINESS:**
	1. **Lodge Door**
		1. Jim is to get with Jennifer and John Scegos for status of painting new door.
		2. Door that is in storage needs to be put on Craigslist & website.
	2. **Benches and Tables**
	3. **Playground Equipment**
	4. **Horseshoe Pits**
		1. Rich is checking on prices.
	5. **Lower-End Landscaping**
	6. **Pool Repair and Cover**
		1. Geri is to check on price of repairing inside of pool
			1. This needs to be done before cover is installed.
	7. **Pavilion Repair**
	8. **Work Day**
		1. Scheduled for Saturday, October 17.
2. **New Business**
	1. **Trash Hauling Bid**
		1. Bids from Waste Corporation & Swinger was reviewed.

Richard made a motion to approve Waste Corporation’s bid, as it is lower than Swinger’s bid. Tom seconded the motion. After a vote, the motion passed.

*Note: New contract is from December 1, 2015 thru November 30, 2018.*

* 1. **Rules and Regulations**
		1. Jim to update rules and regulations to change $2000 escrow for building to $500.
1. **Formal Complaints**
	1. **Carrie Toelke**
		1. Carrie Toelke wrote the association complaining about $87 late fee that is outstanding and disrupted her sale of her home on Skyline Drive.
			1. Jim is to determine if late fee is correct and write letter to Carrie.
2. **Building Plans To Be Approved**
	1. Stephen Heckelmann submitted a plan for a boat dock to be moved from John Davis’ house to his house.

Plan was approved.

1. **New Members To Be Approved**
	1. Jeffrey Bristow and William Rapp gifted Lot 341 Golf Course Addition from Jacqueline & Doug Keck.
	2. Kenneth and Michelle Steever purchased Lot 168 North Hills Plat VIB from the Gasconade County Courthouse (previously Stephen & Delores Svetz).

Jim to check if assessments are due.

Richard made a motion to adjourn to executive session at 9:35 pm.

Tom seconded the motion. Upon a vote, motion passed.

1. **Executive Session**
2. **Adjournment**

Rich made a motion to adjourn at 10:10 pm.

Tom seconded the motion.

Upon a vote the motion passed.