

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

September 20, 2019

I. Call to Order: Meeting Called to order 7:30 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:

Jim Geringer, Charlie Kinworthy, Sr.

IV. Guest Issues

Jim brought up issue with the No Wake buoy near his dock. It was explained that the buoys migrate over time and that we will be moving them back toward the upper part of the lake in the off-season. Jim also mentioned the issue with heavy rains washing out his driveway and mentioned that the culvert seems to be blocked. We will be looking at replacing the culvert when the road gets resurfaced next season.

Charlie Sr. brought up issue with a member doing work without a building permit. Charlie Jr. and Dan agreed to meet with the member to advise him about getting a building permit.

V. Approval of minutes from last meeting

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

VI. Approval of Treasurer's Report and Recap

Carol E. moved to approve August treasurer's report, Carol W. seconded, motion carried. Lorraine moved to approve September treasurer's report, Carol E. seconded, motion carried.

VII. Old business

a. Bridge Repair:

Contractor has been too busy.

b. Airbnb Rentals

Postcards announcing special meeting for October 19th have been mailed as of September 16th.

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

Last month, it was reported that the road contractor was expected to be onsite after Labor Day. We also agreed that September 13th would be a cut-off date to push it to next season. Road contractor was not onsite after Labor Day. The cut-off date of September 13th has come and gone. Tom mentioned that the contractor was supposed to be out "next week." Next year, we will get a contract signed with start dates.

d. Care and Feeding of the Swans

Gary contacted Ruth Cummins, Elizabeth Rowe's longtime secretary, about the board's decision to take on the care and feeding of the swans. He also got the Buchmeier's in touch with Ruth, who wanted to "interview" the volunteers. Gary heard back from both the Buchmeier's and Ruth and both are happy with a way forward. Aerator was moved along with the feeder. Buchmeier's will buy the feed when needed and submit the bill for reimbursement.

c. Mid-Year Budget Review and Aging Summary

New budget reflects the budgetary moves proposed at the last meeting--\$13,000 to contract lawn maintenance, (\$10,000 from Maintenance Wages and \$3,000 from Equipment Repair and Maintenance), \$2,000 from Equipment Repair and Maintenance to Pool Repair and Maintenance, and \$400 from Mileage to Reimbursement, and \$150 from Equipment Repair and Maintenance to Reimbursement to cover.

d. Tax Sale Results

No one bid on the Tax Sale property. We were able to get the 4 properties that were Third Sale properties at the "fourth sale" silent auction. Total for the properties was

\$416.33 that went to the Collector, plus \$216 in legal fees to record the property transfer with the County Recorder. Once we get the Collector's Deed, we're able to put them right on the market. At least one of the properties should be converted to greenspace—it's a small lot in the North Hills section, but the other three are good lots.

e. Goats on the Go Results

The goats arrived on September 6th and went to work immediately in the Storage Yard. Over the course of about a week, the goats worked on the area recently cleared of trees to expand the yard, and in the area just to the right as you enter the opening area. We'll have some before and after shots in a PowerPoint presentation. Related, the dam grass cutting project left about 25% of the area undone. I asked the Goat Lady her opinion about having the goats do that work. She said it was definitely an option, but since her full-time job is working for the USDA Natural Resources Conservation Service in Union, she suggested a better approach would be to burn the remaining portion. The dam cutter did a great job of surrounding the area he couldn't cut with firebreaks, so it's set up nicely for a controlled burn.

VIII. New Business:

1. Construction without permits.

Two projects are in work that do not have permits. One at Adkison's house at the corner of Lake Shore and Skyline Dr., and the other at Brussel's house on Skyline Dr. Brussels' is a replacement of an existing deck, so no permit needed. Dan and Charlie will visit Adkison on Saturday.

2. 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. Question—should we check with the lawyer about language needed to enforce? Answer yes. Need to assign actions.

3. Establishing additional no-wake zones in cove near beach and along dam. (Note: because we were running late during last month's meeting, this topic was tabled)

We have a suggestion to set up a no-wake zone in the cove near the beach and along the dam. Our rules are such that boaters must stay 55' away from the shoreline and docks. If you draw a 55' line in the lake from the both shores, there comes a point at which a boat at speed cannot make a safe turn without breaking into the 55' stand-off distance. According to the graph below, a monohull (meaning most speedboats) traveling at 20

knots before going into a safe turn would require approximately 200' turning diameter to complete the turn. Pontoons are less maneuverable, but jet skis are more maneuverable. It is safe to say that at the slowest maneuvering speed that any boat would need at least 2 ½ boat lengths to complete a turn. That means that the typical 20' pontoon boat would need at least 50' diameter at slow speed to turn the boat.

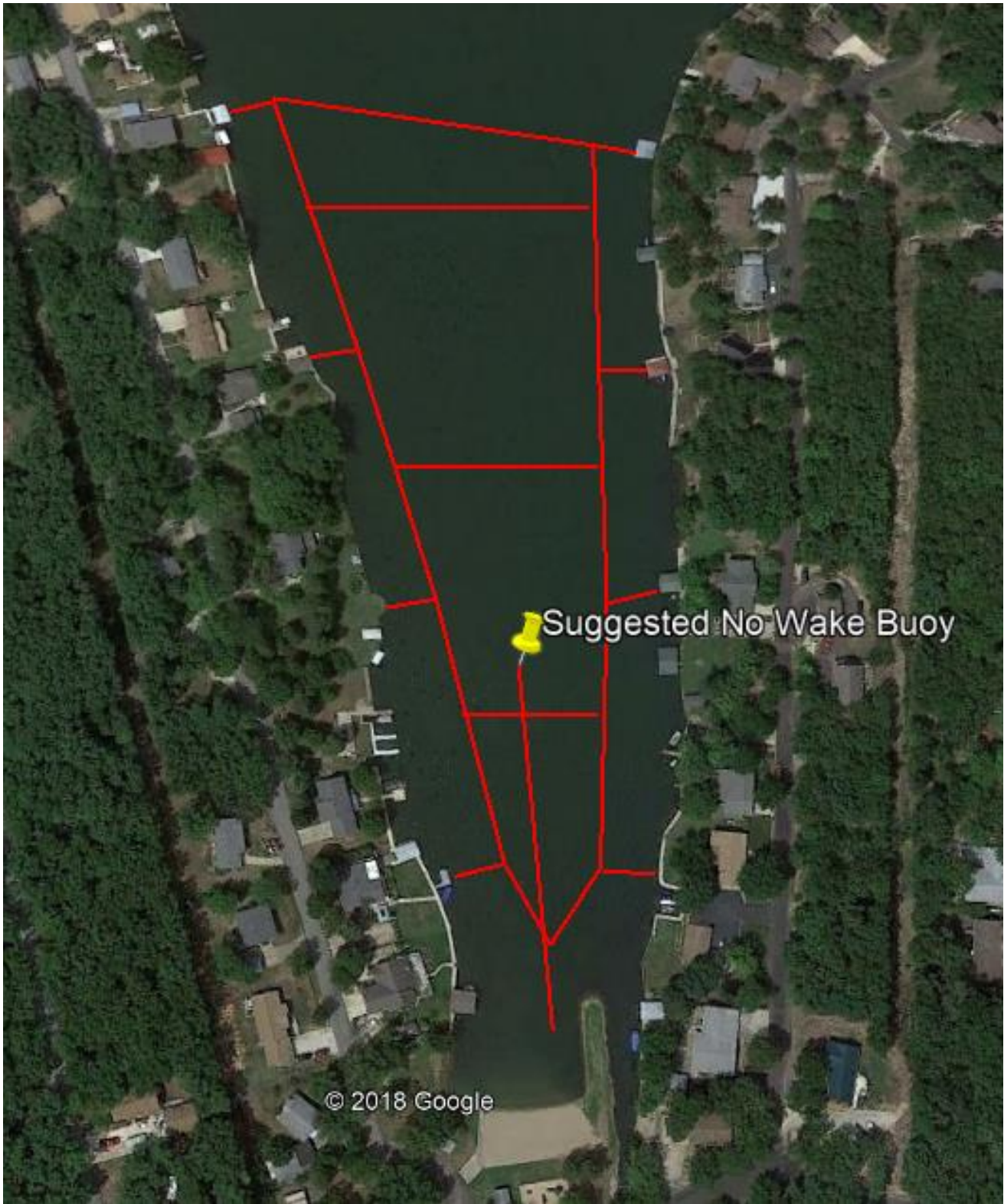
As for the dam area, we need to consider a combination of safety, dam preservation, and just plain consideration for people putting boats in and out as rationale for placing a no wake zone along the dam. Safety in that more than once boats towing skiers or tubers have gotten well within the 55' limit, whipping their towed payload dangerously close to the shore. Reducing the size of the waves hitting the shoreline in the rip-rap area would be one method to better preserve the dam. Also, for swimmers, anglers and anyone putting a boat in or out of the water by the dam, having less wake to deal with would make it more enjoyable. Boats docked at the seawall wouldn't get pounded as much.

Most boaters tend to stay a respectful distance from the dam when at speed, so placing a 110' no wake zone across the lake would be little to no impact. For those boaters and jet skiers that are more irresponsible, it would be one more safety measure.



Figure 1 Dam with proposed 110' no wake area depicted

The board discussed whether this would be a permanent or temporary measure and whether if we needed to cover the entire length of the dam or just the area near the boat ramp and seawall. The board agreed that we should cover just the boat ramp and part way down the seawall with one no wake buoy and agreed with placement of the no wake buoy in the beach cove area. The board also agreed to make this a temporary measure for next season and then reassess next fall. Lorraine moved to the placement and duration of the buoys as described above, Carol E. seconded, motion carried.



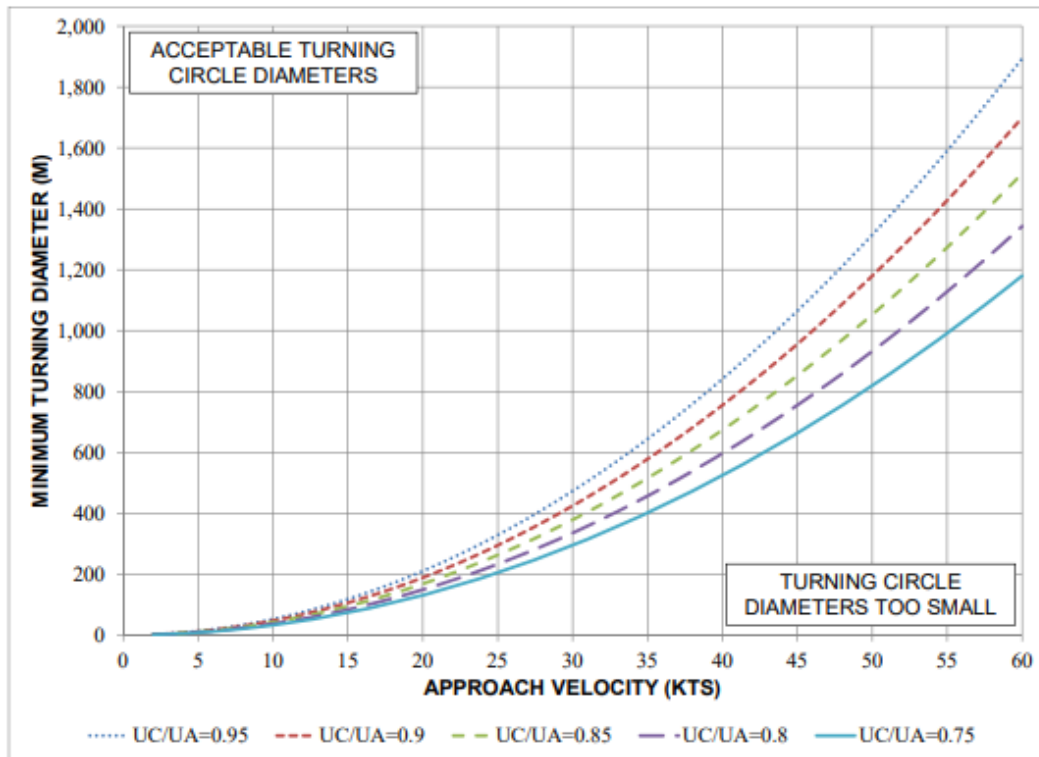


FIGURE 11. Minimum Turning Diameter to Not Exceed a Transverse Acceleration of 0.35g's

Source: Turning Characteristics and Capabilities of High-Speed Monohulls Jeffrey Bowles, Donald L. Blount & Associates, Inc., Virginia, USA

b. Work Project Prioritization List

Chris has been working on a list of work projects that have either been suggested by members in general, board members, or as observations of things that need to be done. The idea is to put the projects into a priority order and separated into good weather outdoor projects, and bad weather indoor projects. Copy of list to follow on/about Wednesday. Charlie, Dan, and Mark agreed to work with Tom to set up an approach.

c. Snow Removal and Salting

Last winter season we had our maintenance team take care of removing snow and salting the roads. They ended up doing significant damage to the truck, the snowplow blades, and the roads. Chris lives too far away to expect him to make it here during inclement weather, so we need to find a local solution. We agreed to solicit bids from area contractors.

d. Auction of Elizabeth Rowe’s Household

We received a call from Mike Clark of M.R. Clark Auctions from Washington, MO. They’ve been contracted to run an auction of Ms. Rowe’s household goods and possibly real estate on either November 2nd or November 9th, both are Saturdays. He was concerned about parking and is wanting to know if we would be willing to let auction attendees park in the common ground at the maintenance shed or the old fairway and then they would run shuttles to Elizabeth’s house. The board discussed this and agreed that we should advise the auctioneer that we would prefer that the auction be held offsite. Dan moved that we reject the request, Mark seconded, motion carried.

IX. Formal Complaints

- a. The Geringer’s own the house on the southwest lake side near where the no-wake buoy has drifted nearer the dam. He plans to be in attendance to discuss his concern. He also has a complaint about washout near his house after heavy rains. (discussed during guest issues)
- b. Jackie Arnold has requested that West Skyline, the road in front of her house, be sprayed for weeds. In addition, she has a complaint about cars speeding past the back of her house on Peaceful Valley Rd. at 40-50 MPH. Earlier in the season, we had placed a speedbump there but moved it to the guard shack.
- c. Bob Kayser submitted a request to clean out the drainage ditch between his house and the beach area.
- d. James Anderson called to complain about an issue with his neighbor potentially messing up a real estate deal.

X. Building Plans to be approved

None.

XI. New members to be recognized.

Rooney, Brian #234

- a. Lot 8 East Hills I Trk VI
- b. Previous Owner: Richard Winchester

Smith, Scott #234

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- b. Previous Owner: Richard Winchester

Ransom, Benjamin #346

- a. Lot 41 East Hills II Blk V
- b. Previous Owner: Eric Sieck

Ransom, Phillip #346

- a. Lot 41 East Hills II Blk V
- b. Previous Owner: Eric Sieck

Alexander, John & Glenda # 569

- a. Lot 307 Golf Course Add
- b. Previous Owner: Carmela Frioli

Courtney, Michael & Kim # 631

- a. Lot 749 North Hills Pl III
- b. Previous Owners: Bill & Elenora Hart

Baumbach, Keith # 348

- a. Lot 319 Golf Course Add
- b. Previous Owners: Charles & Geraldine Waters

Peth, Daniel and Lindsey # 693

- a. Lot 3 East Hills Sub 1 Trk C
Previous Owner: Bernadette Taylor

XII. Committee Reports

Administrative

- a. Office

We upgraded the operating system on the two desktop computers to Windows 10. The reason is that both machines were using Windows 7, which Microsoft has declared end of life in January 2020. We also printed and mailed 550 postcards alerting members to the special meeting on October 19th.

Operations

- b. Roads/Maintenance

Nothing to report.

- c. Security

Security has been cut back to Fridays and Saturdays since just after Labor Day. New reflective, magnetic PVL Security Signs have arrived to replace the ones that were literally falling apart.



Surveillance cameras are now live and operational overlooking the Dam/Boat Ramp, Marina, inside on the upper level of the lodge, and outside around all 4 sides of the lodge. Game cameras are located at the burn pile, maintenance shed, campground, and other areas around the complex.

d. Site Manager

No report.

e. Building

Nothing to report.

Members Facilities

f. Lodge

Lodge has been rented 3 times in September and we've started scheduling a Ladies Movie Night on the first Thursday of the Month and a Card Night every 3rd Thursday of the month through during the off-season. At the first

Ladies Movie Night there were more than 20 women showed up to watch “Poms.” The October 3rd movie will be “Under the Tuscan Sun.”

We replaced the front door lock with a cypher lock and will rekey it as soon as we get an idea of the number of keys the Water Company needs. We can issue codes to renters to get in, rather than a key that could easily be replicated.

g. Pool

Pool has been closed for the season as of September 3rd. Chris and several volunteers (including Charlie Kinworthy, Jr., Tom and Carol Eilermann, Gary Hacker, and Bob Oreskovic) were able to get the cover on Saturday, September 14th. Charlie and Chris stuck around to lower the water levels, winterize the pipes and filters, and took the pump motors into the lodge.

h. Campground

Campground has been used much less this summer than last.

i. Beautification

Cut the dead shrubs by the lower entrance. Large items at lower entrance should be removed and some trees from the gazebo area should be transplanted at the entrance.

Lake

j. Boats

No report.

k. Fish

500 catfish and 60 grass carp will be delivered when it gets cooler.

l. Weed Control

Our efforts seem to be working. The additional 60 grass carp will definitely help.

m. Dam

The backside of the dam was partially cut down, approximately 70-75%. The contractor was unable to safely complete the steepest parts as the moisture trapped in the weeds made it very slick. Chris and Charles are planning to

spray the remaining area, and after talking to the goats on the go owner (aka, Goat Lady) she suggested that it was a good burn project.

XIII. Adjournment

Carol E. moved to adjourn, Carol W. seconded, motion carried, meeting adjourned at 10:19 PM.