

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
MARCH 29, 2018

President Fred Sterling called the meeting to order at 6:33 p.m. Secretary Bobbi Wilkins called roll with the following members present: Fred Sterling, Ford Cook, Gene Bonn, Bobbi Wilkins, Martha Bucholtz, Sheryl Wells, and John Buccino.

President Sterling entertained a motion to approve the Board of Directors minutes of the February 22, 2018, meeting. A motion was made by Ford Cook, seconded by Sheryl Wells which passed unanimously.

Martha Bucholtz presented the Treasurer's report reflecting the following:

Emergency Fund	\$10,000.00
Reserves	\$247,104.88
Operating Checking	\$94,065.07
Petty Cash	\$100.00
Social Checking	\$7,729.26

Motion to accept the Treasurer's report was made by Bobbi Wilkins, seconded by Sheryl Wells. Motion passed.

President Sterling thanked the northern residents for again spending time in the community and wished them a safe journey home.

OLD BUSINESS: Bobbi Wilkins asked that anyone wanting their palm tree trimmed to please sign up on the list provided before returning home. This will help in our attempt to reach everyone.

SOCIAL COMMITTEE: B. J. Bolling gave the social committee report as follows:

- GEO will be at The Landing on April 6 at 1:00 p.m.
- Ladies Tea on April 10 at 1:00 p.m.
- Euchre on Wednesday evenings April 11 and 25 at 6:30 p.m.
- Potluck on April 21 at 6:00 p.m.
- Board of Directors on April 26 at 6:30 p.m.
- Poker on Tuesday and Thursday at 1:00 p.m.

B. J. also asked the Board if new rollers could be purchased for the conference table because they no longer roll properly and are leaving black marks on the floor.

COMPLIANCE COMMITTEE: Michele Baldwin mentioned that the Spaghetti Dinner and the two 50/50 raffles created a net profit of \$1,015.32

Michelle did make her rounds and handed out 4 notices. She cleaned the light poles of all the HOA streetlights and the street signs. She noticed one light out and one house needing powerwashing on the Boulevard.

She indicated that her husband had fixed a light near 9<sup>th</sup> Way; but when they viewed it later, it was out. She believes there might be a short. Also the ongoing issue with the lights out at the residence where the power has been off. The Board has been unable to reach the owner after several attempts. The Board will continue trying.

Michelle asked who was responsible for cleaning the streets of dirt around construction sites and was told normally rain would take care of it. However, since we have not had any significant rain lately, the contractor should be responsible.

Bobbi Wilkins thanked Michelle for cleaning the light poles and street signs.

ARB: Fred Sterling reported that the only application for review was Diane and Ron Critcheloe's request to extend their existing carport, which was approved.

MEMBERSHIP: Bobbi Wilkins reported another busy month. The following are recent sales:

- Marge Shores purchased Millie Childers' home.
- Harmons purchased Wanda Sanchez' home.
- Hunts purchased the Cochrans' on the Boulevard.
- Lucarelli purchased the lot owned by Hill.
- Saleeba purchased Sims' property on 13<sup>th</sup> Avenue.

WEB: Diane Timmons reported nothing new on the web. She did take off the one mention of the fishing dock. She will also remove a photo of the dock by request from the Board.

SUNSHINE COMMITTEE: B. J. Bolling reported that 3 get well and 1 sympathy card was sent.

A thank you to Diane Critcheloe and Arlene Booker for the pork potluck. With purchases, etc. the meat only cost \$57.00.

LAWN AND WEEDS: Bill Bucholtz indicated that there was nothing to report on the lawn issues, but he has not gotten to the weeds yet.

It was reported by Peggy Lampi that the Peters sprinklers were running pretty much all day. Bobbi Wilkins stated that the Peters' were notified that they had a problem and was told that it would be fixed before they went home.

FRONT ENTRANCE: Ed Cassetty reported that he needed to do some fertilizing at the front entrance.

POOL: Gene Bonn mentioned that, as several of the ladies are aware, we have issues with the pool cover and decking. The roller that holds the cover has broken in half. They are working on getting 3 bids to replace the cover. Michelle Baldwin stated she had a quote for the current installer. She said they quoted her \$5,991.86 to repair the cover and another \$1,000.00 for the roller. Ford asked that she get that information to Gene.

Gene is meeting with an individual on Friday to get a quote to repair the decking (from the filter to the back). The concrete has crumbled and you can tell there are air pockets under a thin layer of concrete.

Michelle asked if the bids we are asking for include a routine maintenance plan. It was Ford's plan to include a scheduled maintenance plan that would be for the same length as the warranty (current warranty was supposed to be for 10 years).

NEW BUSINESS: Martha Bucholtz received a letter from our CPA (CPA Tax Solutions) raising their monthly fee (from \$100.00 per month to \$225.00 per month – first raise in 4 years). We have been using this firm since April of 2014 and she would like to continue with this relationship. They know Palm Village, Quick Books, and is always available to help with any problem (without charging extra). They balance the bank accounts monthly, do our taxes, 1099's and 1096's, any journal entries, and come to our aid whenever needed.

A motion was made to continue with CPA Tax Solutions by Ford Cook, seconded by Gene Bonn. Motion passed.

#### RESIDENT COMMENTS:

Joe Long: Joe has a problem with Ford Cook, specifically language used in the presence of women. He felt Ford sometimes overreacted. Ford asked him to be more specific. He was told that it was at the time of the pool issues, that several women overheard and/or was directed to them. Joe wasn't asking for him to step down, just to consider whom he might be impacting with strong language. Ford did apologize to anyone who was offended and offered to step down if that was the consensus. Additional discussion took place. The members present did not want him to step down as they did appreciate the work that he does for the Association.

Martin Schy: Martin addressed Martha about the reserve numbers. She said she didn't have a specific number for him yet; but as it was explained to her, the overall number includes property (lots the Association owns). So, not all the money indicated is accessible because of that. He asked if she could get him a number which would exclude the property value. She will get that for him. The BMI account is a money market account that houses the reserve funds.

Ed Cassetty: Ed would like to increase the number of days the residents are allowed to water. He remembers when he first moved here they could water anytime they wanted. He would like the Board to allow water pursuant to the SFWM guidelines. Discussion took place regarding the cost to run the pump, the age of the pump, the old lines, and the permit from SFWM for our use of the pond for irrigation. The request is to extend the watering days to two each for odd and even. Ford Cook explained it was not feasible to monitor it by street due to the way in which the system was installed. After much discussion, a motion was offered to investigate the permit for guidelines and research current issues with cost, wear and tear, etc., and address again at the next meeting by Ford Cook, seconded by Sheryl Wells. Motion passed.

It was mentioned that this same topic was brought up 6 months ago with passion and the decision then was not to make any changes to the current program.

Steve Lucarelli: Steve relayed the unfortunate incident at the last potluck when one of his neighbors had a medical emergency. He reported his findings from the Fire Department that they were at Golden Corral when the 9-1-1 call was made and it took them 8 minutes to arrive. He was told an acceptable amount is approximately 18 minutes. He encouraged anyone with EMT, CPR, nurses training to possibly make themselves known if they were willing to be on a list of who might be able to assist.

He also felt the Association needed to acquire a difibulator (maybe 2) and be trained on its use. He also mentioned that aspirin should be kept handy for such an emergency. Training of CPR would also be a good idea.

Considerable discussion ensued on this topic and possible ways to handle similar issues in the future.

Perkie Stitt: Perkie is having difficulty cleaning the pool furniture and life ring with the supplies she has. There is a cleaner she used on her golf cart that worked great. She asked the Board if there was money in the budget to purchase this cleaner. Martha told her there was money for pool cleaning supplies and if she purchased the cleaner to bring her the bill.

Gene Bonn: Gene relayed a conversation he overheard at the Mall. Conversation was asking what was going on at Palm Village when they made individuals take down their Easter decorations. Bobbi said that what was being taken down were signs. According to the Covenants, the only sign permitted in your yard is a real estate sign. Any other sign must have the written permission of the Board.

Much discussion ensued and an explanation was given by Sandy to those present about where the rule came from, and the two options. One, get written permission from the Board, or amend the Covenants with a majority of the members, which is a much harder solution.

Peggy Lampi felt that we were being petty and expounded on her feelings regarding religious signage.

A motion to adjourn was made and seconded to adjourn the meeting. Meeting was adjourned at 7:50 p.m.

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Bobbi Wilkins, Secretary