

## PALM VILLAGE RANCH Board of Directors meeting

November 17, 2016

Sandy Landis called the meeting to order at 6:30 p.m. Diane Timmons called the roll and those present were Bobbi Wilkins, Sandy Landis, Ford Cook and Diane Timmons. Rosalie Stinson, Verna Fredericks and Fred Sterling were absent.

Sandy called for a motion to dispense with the reading and the approval of the October 27, 2016 meeting minutes. Ford Cook moved to approve the minutes. Bobbi Wilkins seconded. Motion passed.

Treasurer, Sandy Landis' report: We have \$10,000 in the emergency fund, \$209,116.90 in the Money Market account which is the reserves, \$52,690.33 in the operating checking, \$100 in petty cash and \$4,143.87 in social checking, for a total of \$276,051.10. Bobbi Wilkins moved to accept the Treasurer's report. Ford Cook seconded. Motion passed.

Sandy Landis discussed two issues which have come up in the last month. The first is parking on the grass. Please follow the Homeowners' Covenants section 9.5.2 "Parking of any vehicle on a lawn at any time except in designated areas or on the street overnight is strictly prohibited." Parking around the clubhouse during events is allowed on the vacant lots in the grass on either side of the clubhouse. The other issue is picking up after your pets; Section 9.3 which states in part, "At no time shall a pet be allowed to enter upon any other lot than that on which the pet is kept or upon common property." You are also supposed to pick up after your pet on your own lawn.

BJ Bolling, at a previous meeting, discussed a work weekend. Is that still on? BJ got some prices on pressure treated plywood but still doesn't know what exactly is needed. We are not ready to schedule yet.

Ford Cook suggested that after the first of January we will have a new budget that BJ can use.

BJ continued: Regarding the fashion show ramp, because it is so heavy and hard to store, I suggest we cut it down to 3-4 feet wide, putting plants next to it for safety when it is set up. Discussion followed. Audience member suggested that someone stand by the ramp to balance the models when coming down the ramp. We do need it fixed before the February fashion show. Then we can store it in the utility room rather than the storage shed. Bobbi Wilkins suggested we need to find a way to hang the ramp when not in use so it is out of the way. The grill needs to be in the storage shed, not in the building which lends some urgency to this issue. Ford Cook suggested we get measurements and weight so we can decide what we are going to do, hopefully at the next meeting.

Bobbi Wilkins: The election for new board members will take place on Jan 26, 2017 at 6:30 p.m. All resumes must be in the office by Dec. 1, so they can go out to homeowners. The mailing will include a meeting notice, limited proxy, a proxy ballot, a 2017 budget and any resumes we get. If you are not physically able to attend, fill out the limited proxy and proxy ballot and return to the

office by Jan. 21, five days before the meeting. If you attend the meeting, a ballot will be provided to you. You have one vote per lot. We need resumes for candidates for the two positions which are opening on the board. The member must be in good standing to vote. You must not be delinquent on your dues, or have any penalties outstanding more than 90 days. Slots being filled are for the positions being presently held by Sandy Landis and Ford Cook.

Sandy Landis: A signup sheet is on the table to get your palm trees trimmed. It should happen between the middle and the end of December. Let Sandy or Bobbi Wilkins know you want your trees trimmed. If you know of any of your neighbors who need a trim, let them know. The vendor chosen at the last meeting is Jose Arellano (who did the front of the clubhouse and the back ditch) for \$25 per tree.

Social committee: Bobbie Wilkins reporting.

- Wednesday, Nov. 30: put up Christmas lights at the clubhouse 1 p.m.
- Friday, Dec. 2: GEO will be at Pueblo Viejo. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Saturday, Dec. 10: Spaghetti Dinner at 6:30 p.m. Ticket sales cut off is Dec. 3, \$10 each. This is a fundraiser to help pay \$250 for the DJ for New Year's Eve. Ford Cook will personally donate \$100 toward the DJ.
- Tuesday, Dec. 13: Ladies Tea is at 1 p.m., bring your teacup and enjoy a light lunch. The social committee will do the planning for the following month after the luncheon.
- Friday, Dec. 16: Tour of Tables, at the clubhouse will take place after the decorated golf carts, bikes and cars tour of the neighborhood which begins at 6:30 p.m. Each table is sponsored by a resident who decorates their table and provides holiday refreshments. Everyone in the park is invited.
- No pot luck in December because of the holiday activities
- Sunday, Dec. 25: Christmas dinner at the clubhouse at 1 p.m. BJ will provide a list of what is needed. Sign up at clubhouse. There will be a good will offering to offset the cost of the ham and turkey. There will also be a gift exchange, if you wish to participate. When you come, bring a \$5 wrapped gift. Women bring a woman's gift. Men bring something appropriate for a man. Anyone who has grandchildren here, Santa will be at the dinner.
- Thursday, Dec. 29: Board of Directors meeting at 6:30 p.m.
- Saturday, Dec. 31: New Year's Eve celebration at 8 p.m. Bring an appetizer to share and your own drinks and come to have a good time. There will be a DJ.
- Bible study will now be on Fridays, 10 a.m., with the next two weeks off.

Bobbi Wilkins: The updated list of homeowners addresses is on the table. We urge you to check your listing to see if any updates are needed. We need to update this so we can add all the new people who have moved in.

Compliance report: Rosalie Stinson is on vacation. Could they also watch the fish house for noncompliance?

ARB: We had one ARB this month. George Martin and Barbara Bobseine plan to build a CBS home and a garage on 8<sup>th</sup> Way. These same people also bought Terry Farnham's house on 12<sup>th</sup> Way to live in while they are building their new house. The next ARB is on Wednesday, Nov. 23, to do some renovation to Denise Houanier's 13<sup>th</sup> Ave. house, the lady who died last summer. People are coming in interested in buying more lots.

Membership: We haven't done any interviews lately, but a disabled veteran, Ed Kayda, closed on Lois Carney's house. We have a closing coming up on Pat Brown's house at the end of 44<sup>th</sup>.

Website: No report.

Clubhouse and common areas:

Bobbi Wilkins did purchase the white tablecloths for the tables in the clubhouse for the potlucks and dinners, agreed to at the last meeting. We will also get some new table runners made. The ladies on the committee will take them home to wash them. They wash and dry very well with no touch-up needed. They should look great.

From the audience, Rosie Cassetty said she wished there had been more discussion, perhaps at a ladies meeting, on purchasing the tablecloths because there are some things of concern. She feels and has heard comments from other ladies that this is too much work, and too much responsibility put on the people who do the dinners. It is hard enough to get volunteers for the dinners and now there are tablecloths to wash. And now we are asking ladies to make runners. Ford Cook remarked this was discussed at the last two meetings and asked Rosie if we should price out having them washed at a laundromat. It was brought up at the board meeting because there was expense involved and buying plastic tablecloths instead is an ongoing expense. BJ says she has also heard this complaint. BJ says they will not volunteer to host if they have to wash tablecloths. Discussion among the membership outside of the meeting doesn't count. Bobbi said we went with the color white so they can be bleached. 24 tablecloths have been purchased. Marilyn Yoder spoke up about the issue of getting volunteers. We tabled the tablecloth discussion.

Bobbi Wilkins asked Don Landis to report. Don remarked that the irrigation clock is still set as if we are on daylight saving time. We decided to just leave the clock alone to keep it simple.

Sandy Landis: Pool cover key will break off if the key is put in upside down. Don says if it operates hard it is probably in wrong. There is a new thermometer.

Ford Cook: Thank you Don for fixing the light at the front entrance.

Front entrance: Ed Cassetty reported that the front looks good, although one flower died.

Sunshine committee: Marilyn Yoder reporting for MaryAnn Eastlack who sent out one sympathy and two get well cards.

FISH CLEANING HOUSE: Ford Cook suggested we need to address fish cleaning house repair of the freezer, the maintenance and use. From the audience, it is a bad idea to unplug the freezer for the summer because it needs the Freon to circulate, lubricate and keep the seals working. It was low on refrigerant so the repairman filled it and suggested that we just adjust the thermostat for summer. We leave the light on so we know if the power/freezer is still on. In the summer the light attracts lots of spiders and bugs. In January, Don cannot be counted on to clean up any of this. The fisherman need to keep it clean. We need a rotation of the main people who use the fish house to take care of it. The fishermen who use it do tend to take care of it in the winter. If you see someone not doing their part, bring it to the board's attention. The real problem is the summer. Sandy remarked that on occasion they have taken prospective buyers to see the fish house as a perk of ownership. It can be an asset. If it is not clean, it is unpleasant.

At 7:07 p.m. Ford Cook moved to adjourn the meeting. It was seconded by Bobbi Wilkins. Motion passed.

\_\_\_\_\_ Submitted by Diane Timmons, Secretary

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