

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
October 31, 2019

I. **CALL TO ORDER:**

President Gary Bach call the meeting to order at 6:30pm.

II. **ROLL CALL OF OFFICERS:**

PRESENT: Gary Bach, B J Bolling, Darlene Plants, John Buccino, Ed Cassitty and Leon Stitt.

Absent: Jim Gallagher

III. **PLEDGE OF ALLEGIANCE:**

IV. President Gary Bach made a motion to approve the Board of Directors minutes of September 26, 2019. A motion was made John Buccino by and second Leon Stitt. Motion passed

V. **TREASURER'S REPORT:**

B J Bolling presented the Treasurer's report reflecting the following:

Sun Trust Reserve	\$250,413.34
Emergency Fund	\$10,003.77
Reserves	\$68,471.63
Operating Checking	\$64,286.60
Petty Cash	\$100.00
Social Checking	\$6,891.55
Total Assets	\$400,166.89

Motion to accept the Treasurer's report was made by Ed Cassitty second by Leon Stitts  
Motion passed.

VI. **PRESIDENT COMMENTS:**

Gary Bach will speak for Jim; we have two openings for the board of directors. You need to submit your resumes by November 30, 2019. On a personal note we were out presser washing and we lost a 36-inch wand extension. So, if you see it please return it to us.

**VII. OLD BUSINESS: AED (defibrillator)**

We have had a lot of interest in getting a defibrillator. It doesn't take much training to get certified. We have received a letter from a resident that is against having an AED. The resident spoke to his attorney and he advised him that we still could be liable. The resident stated that if we did purchase one that he would have his attorney write a letter so that he won't be liable. Gary stated that he knows enough attorneys in town so he will check it out. Gary stated that he has dealt with AED for years and have never heard of anyone be held civility liable.

**Gym Equipment:**

Gary stated that some residents wanted to donate gym equipment for the residents to use in the clubhouse. Gary stated we checked with the insurance company and they are not fond of that idea. Gary stated that our policy has no provisions for the equipment. Plus, if a resident placed the equipment in here and someone else is using it there might be some disagreement. Gary stated that if there was a fire, theft or personal injury we would be on our own. Gary stated that if we would like to pursue this further, we could bring it up at the general meeting. We would have to have a separate policy for the equipment. Gary stated that we would table this for now.

**Roads:**

Leon stated that he has five bids for getting the roads done.

Sunshine Services	\$177,210.00	
Sunshine Services with concrete cul-de-sacs		\$236,304.00
CWR Contracting	\$150,134.00	
CWR Contracting with concrete cul-de-sacs		\$230,136.00
Action Jackson Seal coating	\$13,352.00	

All of the above estimates except Action Jackson are for milling and repaving the roads. CWR and Sunshine Services also gave us estimates for doing the cul-de-sacs in concrete. These estimates including the parking lot. BJ stated with CWR there is only a \$50,000.00 difference by doing the cul-de-sacs in concrete. BJ stated the we might want to spend the extra money because the concrete will hold up better. The concrete in the cul-de-sacs will be 6 inches thick. BJ stated that that we are looking to do the cul-de-sacs in concrete because of the big trucks tear up the cul-de-sacs this includes the trash trucks. Resident asked how deep the asphalt will be, Gary stated that this was the board of directors meeting and if they wanted to ask question you to sign-up to speak. BJ stated that these prices are a lot lower than we thought. BJ stated that if we can get it done for \$230,136.00, I think that we should have it

done. BJ stated having the hot patch is just a band aid and they will still need to be repaved in a year or two. BJ asked if they told us how long it would take, Leon stated that he would get with them and find out. The biggest issue will be the residents on the cul-de-sacs. Discussion between board members as to when it can be done. John Buccino suggest maybe in April. We are tabling this until we get more information.

**VIII. COMMITTEE REPORTS:**

**a. SOCIAL COMMITTEE: B J Bolling**

GEO	Nov. 1,2019	1:00pm	Brown Cow
Ladies Tea	Nov 12, 2019	1:00pm	
Mexican Pile on	Nov 23, 2019	6:00pm	
Board Meeting	Nov 21, 2019	6:30pm	
Bingo	Nov 6 & 20	6:30pm	
Euchre	Nov 13 & 27	6:30pm	
Game Night	Nov 5 & 19	6:30pm	
Men's Breakfast	Nov 12, 2019	8:00am	

BJ stated that she sold the lot that the HOA owned for \$12,500.00. We just have to pay the closing cost about \$600.00. Also, she has tickets for the Mexican Pile-on they are \$7.50.

**b. COMPLIANCE COMMITTEE: Michele Baldwin**

MJ stated that she was doing compliance for Michele. MJ stated that she checked the county ordinance on the street gutters. Because this HOA is not the county reasonability. This is why we have to do the roads our reasonability. The HOA are responsible for maintaining the street gutters. Gary and I have been doing the gutters to save the HOA money. It has been a lot of work. I would like to thank the Baldwins and the Plants. Karen and Greg Woods saw us doing the Blvd and they did their street gutters and also a crossed the street. Thanks to the people who let us use their water. I came across a few rude people, they said okay but don't use to much water. Gary and I did ¾ of our street and it didn't raise our water bill. We are coming to the home stretch. Having said that we are having trouble on 10<sup>th</sup> Ave, there is a big section that I have not been able to get a hold of the owners. MJ asked John Buccino if he could talk to his neighbors to see if they could get water, to finish 10<sup>th</sup> Ave. We are to work on 15<sup>th</sup> Way have patients it will be a little harder. There is only one storm drain so we have to push the water towards that drain. For compliance issues when we clean the street gutters, we also hit the edge of the driveways. So, this makes the driveways have a stripe on them. So, if your driveway has a stripe on it you might want to presser clean it before you get a door hanger. I have been trying to shovel the dirt and sand out of the street gutters so it does not go into the storm drain. Thanks to the Plants for the donation of gas.

c. **ARCHITECTURAL REVIEW BOARD: Jim Gallagher**

Gary stated that we had only one resident for ARB. Chuck and Irene Shepherd wanted to put louvers on their front porch to block the sun. It will look like the carport of the house at the entrance. It was approved.

d. **MEMBERSHIP: DARLENE PLANTS**

No new Members

e. **SUNSHINE COMMITTEE: Rose Werner**

Not present

f. **CLUBHOUSE & COMMON AREA: Ed Cassitty**

Ed stated everything is going well. I would like to thank Don Landis for helping me with the timers out front. Ed stated that he finally got some plants in the pots out front. BJ stated that she told Jose that he needed to tell his crew to edge around the mulched areas. BJ stated that she even grabbed one of his crew and tried to explain what we wanted done. It didn't help they still have not edged around the mulched beds. Ed stated that once they did edge Bill can spray the weeds inside the mulched beds. If he does it before the grass runners will take the chemical into the grass areas and burn the grass. Gary stated that the new rain sensor is lost in the mail. The company is offering us a refund so I will have to order another one.

g. **Pond and Sprinklers: Ed Cassitty**

Nothing to report

**Pool: Abner Stoltzfus**

Abner stated the pool is doing well. The ladies have not brought up any issues with the pool, plus the ladders are fixed.

**LAWN: BILL BUCHOLTZ**

Bill stated that he was going to spray next week for the November spraying.

IX. **NEW BUSINESS: Openings for the Board**

There are two openings for the Board of Directors. If you would like to run please submit your resume no later than November 30, 2019. The two opening are because BJ Bolling and John Buccino terms are up in January 2020. Resident asked what positions were open, BJ stated that you run for the board. If you are elected the new board has a meeting to decide who will have what positions.

### **Resident Questions**

Gary stated the only one who signed up was Rosalie Stinson. Rosalie stated that November 11, 2019 is Veterans Day. I would like to thank all of the people who have volunteered to place flags by the light poles. If you would please place them on Nov. 7<sup>th</sup> and remove them on Nov. 12<sup>th</sup>. When you remove them please place them in the clubhouse sink. I will wash them and pack them for storage until we use them again. One other thing there is a box in the storage room that is on the top shelf and I think it has new flags in it. If I could get someone to get it down for me so I can see if they are the new flags. Thank-you again for all who volunteered to do the flags.

### **X. ADJOURN THE MEETING**

Motion by Ed Cassitty second by Leon Stitt meeting adjourned at 7:03 pm

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Darlene R. Plants, Secretary Palm Village Ranch