

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, April 25, 2013

Secretary Sandy Landis opened the meeting at 6:30 p.m. The roll was called and the following Board members were present: Sue Solloway, Fred Sterling, Jerry Slafsky, Dave Berglund, and Sandy Landis. Sheryl Wells and Walter Bell were absent.

Sandy Landis called for a motion to dispense with the reading and approval of the March 28, 2013, Meeting Minutes. Jerry Slafsky made the motion, and it was seconded by Sue Solloway. Motion passed by unanimous vote.

Sue Solloway presented the Treasurer's Report. Sue mentioned that the reserves were in need of adjustment. Sandy Landis read a report from Sheryl Wells stating: "That she had not been able to work on the reserve fund issue but would have a report to Marty Schy, the Board, and anyone else who would like to be included in the review phase. Once everyone had reviewed and commented, she will make a presentation at an upcoming meeting of the final decisions and plan of action. Anyone wishing to be included, please give Sandy your email address so that she can pass it along." Sue stated that the July billing was prepared and being distributed. There were no questions regarding the Treasurer's Report.

President's Comments: Sandy Landis reported that President Wells was absent due to the grave nature of her father's illness. Sheryl thanked everyone for their thoughts and prayers during this difficult time.

Old Business: Discuss Swimming Pool Equipment Purchase – Dave Berglund: Dave reported that the pool is running well since the repairs. Carl Fritz is working on a design to cover the pool cover to protect it from the elements, and it could run approximately \$500.00. The bids received to purchase a backup pump system are as follows:

A & D	\$4,225.00
American Drilling	\$3,400.00
Vas Pak	\$2,913.54
Don Montagna (lot owner)	\$2,397.90 plus tax

The Association will still have to pay someone to install the new pump when the old one fails, so there will be that additional cost involved.

Jerry Slafsky asked if it would be advantageous to install the new system and store the older one. After discussion it was decided that to pay to have the new one put in now, and then possibly pay to have the backup put in later was an extra cost.

American Drilling did the repair work for \$1,300 with new parts.

After discussion, the new prices includes everything that is in our current system. A brief discussion regarding the warranty and how that would apply if stored insured. A motion was made by Fred Sterling to purchase a backup pump system through Don Montagna for a cost of \$2,397.90 plus tax. The motion was seconded by Sue Solloway and passed by unanimous vote.

Discuss Road Project – Marty Schy: In Marty's absence, Jerry Slafsky read an email received from Tom Blair questioning whether or not the County had responsibility to maintain our roads. It was

decided to postpone any further discussion until this possibility could be confirmed or denied. Herb volunteered to follow up with Tom Connelly (previous attorney) and report back at the next Board meeting.

Discuss Energy Evaluation – Mike Childs: In Mike's absence, Dave Berglund reported that 2 new programmable thermostats had been installed at a cost of \$35.00 each and are set to alter the temperatures at 8 a.m. and 8 p.m. Tinting on the south windows was discussed but dismissed because we have a natural block with the trees. It was mentioned that the pool table room does get very warm. Alternatives were discussed but no decision was arrived at.

Social Committee: Bobbi Wilkins gave the following report:

- Monday and Thursday, cards at 1:00 p.m.
- Friday, May 3, Girls Eating Out (GEO) at Applebee's at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be May 14 at 1:00 p.m.
- Euchre on the 8th and 22th of May at 6:30 p.m.
- Memorial Day Picnic on May 27 at 1:00 p.m. Hot dogs and hamburgers will be provided, bring a dish to share.
- May 30 is the Board of Directors Meeting at 6:30 p.m.

Bobbie asked the Board to consider purchasing a new water cooler. It will be placed on New Business and discussed at that point.

Compliance Committee: Herb Wells reported that of the 27 previous violations, only 3 were outstanding and would be sent letters. This month 22 notices were distributed. He needs volunteers to help locating violations and notifying residents. Please give the volunteers some respect. They are just trying to maintain the high standards that our residents have come to expect. It's not personal. The Committee is looking at the white panel roofs that have mold/dirt which needs to be addressed.

Herb has had communication with Wells Fargo regarding the home previously occupied by Ms. Utt. They have contracted with Charlies' to maintain the outside on a monthly basis and will pay Charlies' direct. This month, the Association will pay Charlies'.

Architectural Review Board: Herb Wells spoke for Walter stating that Tim Wheeler (Lot #4) is having a new double wide pulled in to replace his single wide. They physically moved the single wide out today, and his new home should be delivered sometime next week. Tim is very excited about his new residence.

In answer to questions about Bill Rennie's home, all that is know is that landscaping was taken care of, and it is believed the home will be placed on the market.

Membership Committee: Nothing to report.

Website: Rhonda is still working on the website.

Clubhouse and Common Areas: Dave Berglund had nothing further.

Pond, Sprinklers, and Front Entrance: Don Landis reported that the sprinkler system for 15th Street and part of 44th Blvd. had to be shut off because the sprinkler line at Tim Wheeler lot had been cut by the movers. It should be back on line before the next sprinkler schedule.

Don asked the Board how they wanted to handle replacement of the Florida and American Flags at the entrance. Currently we have only one American Flag in stock. The Florida flags cost \$112 and the American flags cost approximately \$80. After discussion it was decided that the Association should keep two of each on hand at all times. Don will order the appropriate flags.

Pool – Bill Doucette: Everything seems to be working well after the repairs. He is asking for a leaf blower. When the mowers have finished and Charlies' blow away debris, he winds up with mulch in the pool area. After a brief discussion, Carl Fritz volunteered to check out the purchase of a blower and report back to the Board.

Lawn: Herb Wells stated that Charlies' would like to renew their contract with us for an additional two (2) years at the same price. After a brief discussion and a comment by Herb that he would try for more than two (2) years, a motion was made by Jerry Slafsky to renew our contract with Charlies' for at least two (2) additional years at the same price. The motion was seconded by Fred Sterling. Motion passed by unanimous vote.

Weeds: Spraying needs to be done; however, both Forrest and Herb have had a lot of extenuating circumstances come up that has delayed this process. It will be done soon.

Sunshine/Welcome Committee: Mary Fritz stated she had sent out 3 get well cards and one sympathy card to residents.

New Business: Water Cooler: Dave Berglund stated he had reviewed the material submitted by Bobbi and felt the pricing was reasonable. After a brief discussion, a motion was made by Fred Sterling to purchase a water cooler from Walmart for \$179.00 plus tax. The motion was seconded by Sue Solloway and passed by unanimous vote.

Resident Comments: Don Landis approached the Board with information regarding the trailer currently owned by the Association. He reported that it was currently unusable as whoever used it last damaged it. To repair, it would need wheels and tires, lights, a bed liner, and a new trailer hitch at a cost of approximately \$180.00 plus 8 hours of work. To purchase a new trailer the same size would cost approximately \$500.00. Does the Association want to repair, replace, or get rid of the trailer? After a brief discussion, it was decided to dispose of the trailer.

Carl Fritz brought the Board up to date on his efforts to design a cover for the pool cover to protect it from the elements. He found out that what he was proposing would require a building permit and the projected cost for materials was reaching about \$800.00. He spoke with All About Upholstery and they can make a sock (much like the Bimini covers for boats) two, 18' long, zippered covers, costing \$630.00 plus tax. Another solution would be to get a tarp from Tractor Supply and just throw it over the pool cover. Mike Childs (who arrived late) questioned why the Association wouldn't want to bite the bullet and build a permanent structure that looked nice and provided the protection needed even though it might cost \$2,000 to 3,000 and require a permit. After considerable discussion, Fred Sterling volunteered to check with a couple of contractors to get an estimate for building a more substantial structure. He will keep Dave Berglund in the loop as well.

Jerry Slafsky asked Herb if he had been able to research equipment for conference calling. Herb responded that he had an appointment with a gentlemen from the Big O to look at their equipment to see if it could be a solution for the Association.

Motion was made by Jerry Slafsky to adjourn, seconded by Sue Solloway. Meeting was adjourned at 7:42 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____