

Palm Village Ranch Homeowners Association
Board of Directors Meeting
April 30, 2015

President Sandy Landis called the meeting to order at approximately 6:34 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Fred Sterling, B.J. Bolling, Bobbi Wilkins, Rosalie Stinson and Diane Timmons.

Sandy asked for a motion to dispense with the reading and approval of the March 26, 2015, minutes. Motion was made by B.J. Bolling and seconded by Fred Sterling. Motion was passed by unanimous vote. Treasurer's Report by B.J. Bolling gave the following information.

Emergency Fund	\$ 20,000.00
Operating Checking Account	4,097.65
Reserves	184,215.00
Social	5,271.16
Accounts Receivable	25,751.66

President's Comments: Sandy reminded residents that if they are going to be gone over the summer, to let someone know so that they can be taking care of your yard maintenance and the Board will know who you have authorized to be on your property.

The South Ditch has been cleaned again and a group came in and trimmed the palm trees. There was a total of 263, of that 174 were common area trees and 89 were residents trees. They also took out invasive species of pepper trees, removed the debris, and will be putting a herbicide killer on the stumps so they do not come back.

Sandy received a phone call from the elections office; they would like to use our facility again next year. There will be three elections which will be held on March 15, August 30, and November 8. They pay us \$150.00 each time they use the Clubhouse. This was agreeable with the Board, Sandy will call her back and tell her that it is agreeable.

Sandy reminded us about the trailer that we had that was in bad shape and was put out and said that anybody who wants it can have it. Dave Berglund took it, cleaned it up, painted it, put new lights on it and a new trailer hitch. Now that he has moved he does not have room for it. Sandy went over to the license bureau and found out if we wait until June 1, they will forgive two years, and it will only cost us \$18.85 to reinstate this trailer. B.J. made the motion that we take care of the trailer licensing at that time. The license would be kept in the office and anyone will be able to use the trailer.

If it is used in the Community the license does not have to be put on the trailer; but if taking it off our property, it will have to use the license. Motion was seconded by Bobbi and motion was passed by unanimous vote. Sandy will go after June 1 to get the license.

Social Report: Bobbi Wilkins

- (a) Friday, May 1 will be our GEO at Parrott's Island Grill. We will carpool at 12:30 p.m. or meet at restaurant by 1:00 p.m.
- (b) Saturday, May 9 will be Mother's Day Pot Luck at 6:00 p.m. It is asked that you wear a shirt of the color to support your favorite causes, such as cancer, lupus, etc. There will also be a 50/50 drawing, be sure to bring money.
- (c) Tuesday, May 12, is the next Ladies Tea at 1:00 p.m.
- (d) Tuesday, May 19, at 1:00 p.m. B.J. will teach how to paint gourds. Be sure to sign up so she knows how many to plan on. If you have acrylic paints and brushes, let her know. Will need to meet on Sunday, May 17, at 2:00 to pick out a gourd and wash them.
- (e) Monday, May 25 is Memorial Day Picnic at 1:00. Clubhouse will furnish brats and burgers. Bring a covered dish to share and your own place settings.
- (f) Thursday, May 28 will be the next Board of Directors Meeting at 6:30 p.m.
- (g) Monday, Wednesday, and Friday water aerobics at 2:00 p.m.
- (h) Wednesday, May 13 and 27 is Euchre at 6:30 p.m. - more players are needed
- (i) Monday and Thursday at 1:00 p.m. ladies cards.

Compliance Committee: Rosalie Stinson

Jerry Bolling and Rosalie Stinson went out and only had to give out three violations. There is one issue with compliance, but it concerns the property owned by a mortgage company over by the OUA building, which they have not responded to our letters of compliance. Sandy asked if the Board wanted to go ahead and pay for the trees and bushes to be taken care of and try to bill them. B.J. stated that normally the bank will hire someone to come out and do this work. Rosalie said that the person she has been talking with has resubmitted everything that she has sent, but now it is another thirty days and nothing has happened. Fred suggested that we could go ahead and do the work and then put a lien on the property. Sandy told him that we already had a lien on the property when it went into foreclosure. But, we could put another lien on the property since it is now titled by the mortgage company and they are responsible. B.J. said that she would like to try to contact the mortgage company and see if she can get any response. Also, we could call the County and have them come out and cite the property. Sandy told B.J. to go ahead and see if she can get a response and if not, then we can go ahead with other measures. B.J. does not think that we have the right to go on the property and get it secured. Sandy has told the banks and the attorney on three different occasions last fall that the property was not secured and there was problems with the fence and the trees, when she contacted them.

ARB Report: Fred Sterling

There will be a review coming up, which he just received the house and plot plans. They are building a concrete block home with a 2 car garage. Sandy let everyone know that anyone can attend these meetings. The day and time will be posted, which you can attend but not participate.

Membership Committee: Bobbi/Sandy

We have been interviewing a lot of new people for new homes. We will be meeting with a couple this weekend who are interested in buying a home here. They want to meet with us before they sign for the house to make sure they know about our rules and covenants.

Website: Rhonda

Not available for the meeting, but we know of nothing new on the web.

Clubhouse and Common Area: Don Landis

Ponds and Sprinklers: Pump is off for the irrigation system now since this is the rainy season and we should be getting a lot of rain. If anyone has a need for it to be on, let Don know and he will turn it on for your use. He has received questions about why we are only allowed to water one time a week. It does not seem to be any problem with doing it this way and it saves on the wear and tear of the equipment, which would amount to another sixteen hours a week.

Front Entrance: Tom has been taking care of and it looks good. There are some white posts there that are rotting, which have been used to rope off the area for yard sales. B.J. questioned why do we even need them. The last time we had a yard sale we did not even use them. Bobbi made a motion that we take these posts out, motion was seconded by Fred. Motion was passed by unanimous vote. Don will get the posts removed.

Pool: All equipment is now working property. There had been issues with the solar electrical problems that have been taken care of. The solar panels and gas have been shut off for the summer since the night time temperature has been over 70.

Lawn and Weeds: Presently we do not have anyone to take care of the weeds. We need to find someone since Forrest is leaving for the summer. Sandy asked if there were any volunteers. Due to the rain the South Ditch has water in it again thus, Charlie's will work on the banks. Don brought up about the bridge on the South Ditch that is rotting away, which goes from one side of the bank to the other. It is not safe for anyone to walk on or put a cart on it and also the wooden platform outside the backdoor that is rotting away that needs to be removed. Don has a price from Charlie's of four hundred dollars to take both of these out and dispose of the materials. Charlie's will then restore the areas. Bobbi made a motion to take both of these out as soon as possible, the motion was seconded by Fred. Motion was passed by unanimous vote and Don will contact Charlie's to get this work done.

The concrete on 11th Way has been removed and everything is now draining properly. Don has a book with pictures, showing all the work that had to be done on this over the past year. With all the heavy rain that we had this week or so, there was not standing water on any of the streets. There was great team work on this project.

Diane Timmons commented on how nice the pond looks now that all the weeds have been taken out. B.J. commented that with the aerators that the pond does not smell.

Sunshine Committee: Rose Wermer

Get Well cards were sent to: Bobbi Wilkins, Pat Berglund, Roberta Stoltzfus, V. Baxter and Henry Frizzell. A Sympathy card to Diane Scruggs on the loss of her Mother.

Maintenance Issues: Don Landis - Don had made a list of things the Association needs to get done. Don has been driving around looking at things as if he was interested in buying in this Community as to what he would see that might detract from the values. Most of the things are cosmetic, like cleaning and patching of the roadways, weeds in the roads, buildings, etc. This does not reflect on any homeowners property as the Compliance Committee has been doing a good job on taking care of these. Last month the Board approved some things to be done and most of that has been accomplished. Don is not sure what the Board's philosophy is on getting these things done, and if you add everything together on his list, it does amount to a good piece of change. Patch work has been done on the driveway here where weeds were growing up in the cracks, sand was coming up and ants were building nests. In a number of years we are looking at about \$300,000.00 to do all the roads, which we do not have that kind of money. But have priced out what it would cost to do a patch job (a surface renovation for about \$65,000.00) that will only be good for about five years. Lynch Paving says that we have ten to fifteen years of life on these roads if we do some preventative maintenance. The Association has hired a guy to do some cold patch work and it looks like it is going to work. He has gotten another price to work on the cul-de-sac on 12th Way. Some of the items that need to be taken care of cracks around in pavement, flashing is rusting out above gutters and deteriorating, Clubhouse needs painting. When the power washers cleaned, the paint was chipping; transformer boxes cannot be painted, but a pvc fencing around these would look nice. Don had a list of 33 items. This is a young company that has been doing work in here and seems to be reasonable and so far has stood behind their work. It would not be worth his time to have to go out and get prices from three different companies to do this work. Don would like to have some latitude, to not have to come before the Board each time for approval. Don would like to know how to proceed with these projects. B.J. said she has a problem with not getting bids, and she has heard some complaints on the company that has been doing our work. Don said he does not have enough time to go out and get all these bids, as he has too much to do now. Don believes if we can get someone whom we trust and they follow-up with what they do, we are ahead in the long run. The company he has been using has had to do some things over and has made good on doing this. Much discussion on doing the transformer boxes by putting enclosures around them and the expense, but that will be done at a later date. Bobbi thought we need to take care of the things around the Clubhouse and pool area first. It was decided to wait on painting the exterior of the clubhouse until we had time to follow-up with colors and get some of the other items done.

The Board then went over the list and decided to do the following:

Paint 8 parking yellow bumpers and 19 white stripes.

Prep and paint drip edge around clubhouse roof line.

Power wash and paint peak over clubhouse entrance.

Prep and paint irrigation pump house.

Prep and paint yellow posts around clubhouse fire sprinkler valve.

Prep and paint brown exhausts units on clubhouse road (2).

Prep and paint plastic vent pipes (price each 140 x 2).

Repaint Pool Deck.

Patch cracks in cul-de-sac on 12th Way.

Motion was made by B.J. Bolling to go ahead with the above items, this was seconded by Fred Sterling. There was no discussion, motion was passed by unanimous vote.

Don asked also if the Board would want to get the cedar trim around the bulletin board stained. He will get a price and bring it back to the Board. If anyone sees something that he has missed, please bring it to his attention.

Several new residents commented that the reason they have bought in Palm Village Ranch is because of how well kept the Community is.

Fred commented that if anyone ever goes over to River Run, four years ago they got rid of their homeowners association as it was costing them too much money, which was \$50.00 per month. Now no one wants to buy in there because it has gotten too bad.

Sandy said she has checked into management companies that have taken over homeowners associations. They want a percentage of your proceeds and they still hire out all the work.

New Business: None

Sandy asked if there was anyone who wanted to address the Board. There was no one signed up.

Bobbi made motion to adjourn meeting, seconded by Fred. All were in favor of adjourning the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully Submitted by Bobbi Wilkins, Secretary

Approved _____