

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, December 27, 2012

The Board of Directors meeting was called to order by President Sheryl Wells at 6:31 p.m. The roll was called. The following Board members were present: Sheryl Wells, B. J. Bolling, Woody Smits, Jerry Slafsky, Sue Solloway, and Sandy Landis. Walter Bell was absent.

President Wells asked to dispense with the reading of and the approval for the minutes of the November 29, 2012, meeting. Woody Smits made a motion to accept the minutes as written and Sue Solloway seconded the motion. The Motion passed by unanimous vote.

The Treasurer's report was presented by B. J. Bolling. There were no questions about the report. B. J. Bolling then reported on Lots 120 and 121. As you will recall, these are the two lots she was able to work with the owner and their bank to sign the deeds over to the Association without cost. However, after the Association received title to these lots, a tax bill on the properties in the amount of \$726.26 was received, and has been paid. B. J. is asking the Board for permission to put "for sale" signs on the property with a proposed asking price of \$8,900 for each lot. The Association does not want to undercut any current lot owner but does want to recoup our costs (unpaid dues of approximately \$4,000 and taxes of \$726.26). By listing at \$8,900 it gives room to negotiate, plus the Association may have to pay some closing costs. B. J. Bolling stated she might have a couple of builders who would send potential buyers our way. The lots are on 10th Avenue. There are lots currently priced from \$6,500 and up to approximately \$20,000 in the park. B. J. Bolling made a motion to allow the placement of "for sale" signs on each property listing them at \$8,900 each. Woody Smits seconded. Jerry Slafsky wanted more than one individual working on the sale. He also felt he should have been informed and his approval given for the payment of taxes prior to them being paid. B. J. Bolling explained that the property was already in our name before the Association received a tax bill. She typically does not get approval from the Board prior to paying taxes owed by the Association. The motion passed by unanimous vote. Any offer made on these properties would have to be approved by the Board prior to final contract. Jerry Slafsky offered to take calls on any inquiries as well as B. J. Bolling.

B. J. Bolling made a motion to reimburse Dave Berglund for the shed that replaced the old, broken down one in the amount of \$750.00. Woody Smits seconded. Motion passed by unanimous vote.

B. J. Bolling stated the Association operating checking account held \$29,705. After brief discussion, she would like to make a motion to put \$15,000 into reserves for our roads. Sandy Landis seconded and the motion passed by unanimous vote.

President Wells thanked Walter Bell for getting our Christmas lights up; Walter Bell and Mike Childs for pressure washing the shuffleboard courts and fencing; Tom McCoin for providing the equipment and manpower (at no cost) to move the shed from Dave Berglund's home to its new location; and Walter Bell, and Carl Fritz cleaning the fish house and providing an alternative to the pool cover to make it easier to move. Also a big thank you to Woody Smits and Tom Jolly for painting the clubhouse where the old shed was removed; and to Tom Wilkins for always putting out our trash and recyclables.

Old Business:

Jerry Slafsky reported on his research into obtaining insurance which our current carrier decided they no longer wanted to carry. He has found an A-Rated surplus lines company that will write our coverage for \$7,237.67. It is in line with what we have paid in the past and covers the building, pool, pool house, light poles, cart, fish cleaning station, contents, shed, and solar panels. It has a \$1,000 deductible with

\$1,000,000 liability coverage. Jerry explained that the State will not guarantee payment for surplus lines coverage the way they do other policies. But our choices are "no coverage" or "a surplus lines carrier". Jerry Slafsky made a motion to accept the policy written by Tower Hill in the amount of \$7,237.67. Seconded by Woody Smits, and the motion passed by unanimous vote.

Jerry Slafsky reported that he had ordered the "For Sale" sign to replace the one at our entrance. The Sign Guy charged \$228.09. The approval was for \$220.00. Jerry is asking for a motion to reimburse him for the \$8.09. Motion was made by B. J. Bolling and seconded by Sandy Landis. Motion passed by unanimous vote.

Jerry Slafsky would like to allocate monies to purchase a pressure washer for the Association. Mike Childs has researched cost, and he can get a good quality machine for approximately \$400.00 locally. A brief discussion ensued debating the brand and where to purchase. A motion was made to purchase a pressure washer for no more than \$450.00, with a second by Woody Smits. Motion passed by unanimous vote. It was suggested that the washer be used by only the Association (not loaned out) and operated by just a couple of individuals familiar with the equipment (Mike Childs and Carl Fritz).

Beautification Committee: Abner Stolfus was not in attendance for further explanation of his suggestion for a beautification committee. Therefore, this item was tabled until the January meeting.

Quote for Replacement of Windows: Woody Smits is still working to obtain quotes for presentation at the January meeting.

Signage of "No Trespassing, Private Roads": Fred Sterling was not in attendance; therefore, this item will be tabled until the January meeting.

Election Process: Sandy Landis: If you are not going to attend the Annual meeting, you may designate a person to submit your vote by sending in your proxy no later than five (5) days prior to the meeting. Proxies will not be accepted up until the night of the meeting. There will be a seminar held January 8 at 2:30 p.m. (after the Ladies Tea) in the clubhouse for anyone wishing to learn more about the election process so there will be less confusion the night of the meeting. Additionally, if you have any questions about the process, feel free to call any member of the Election Committee (Sandy Landis, JoEllen Bellaire, Mary Fritz, Darlene Schy, or Myra Tillman).

Social Committee: Marilyn Yoder reported in Bobbi Wilkins' absence:

- The auction has been cancelled for January.
- Girls Eating Out will be on January 4 at 1:00 p.m. at the Lodge.
- Ladies Tea will be January 8 at 1:00 p.m.
- A seminar on the Election Process will be held in the clubhouse at 2:30 p.m. on January 8.
- Euchre at 6:30 p.m. on 9th and 23rd. We need more players.
- Monday, Wednesday, and Friday exercise at 9:00 a.m. and armchair exercise at 10:00 a.m.
- Monday and Thursday afternoons cards at 1:00 p.m.
- Wednesday afternoons crafts at 1:00 p.m.
- January 19 will be a Soup and Salad Potluck at 6:00 p.m.
- January 31 is our Annual Membership Meeting at 6:30 p.m. with a Board Meeting to follow.

Compliance Committee: President Wells reported that they had given everyone a break for the holidays; however, the committee would start up again after January 1.

Architectural Review Board: Only thing to report was a new shed on Lot 7.

Newsletter and Web: President Wells stated she had updated the web with the minutes and is working to keep it current.

Membership: B. J. Bolling indicated we have new members who bought Lot 7, Robert Riches and Janice Smith; Harry Mills home sold to Vicky McGee, and James and Betty Stewart purchased Hank's home.

Clubhouse and Common Area: Woody Smits had nothing to report, just wanted to thank everyone who have been working on all the projects.

Pond and Sprinklers: Don Landis had nothing to report

Entrance: Don Landis had nothing to report.

Pool: Bill Doucette was absent. Thanks again to Carl Fritz for working with Bill to come up with an alternative for the pool cover.

Lawn: Nothing to report at this time. Only comment was regarding pet owners not picking up after their animals. Sheryl Wells asked that if anyone observes a violator, please let her know and she will send a letter.

Weeds: Nothing to report at this time.

Sunshine: Sandy reported that get well cards were sent to two (2) residents and four (4) sympathy cards were sent.

Jerry Slafsky made a motion to adjourn, seconded by B. J. Bolling. Motion passed by unanimous vote, and the meeting adjourned at 7:28 p.m.

Minutes prepared by: Sandy Landis, Secretary

Approved on: January 31, 2013