

PALM VILLAGE RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 30, 2015

President Sandy Landis called the meeting to order at approximately 6:30 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 May 28, 2015, with the correction of the Wier Ditch to the Whidden Ditch and the approval of the June 25, 2015, minutes. Motion was made by Fred Sterling and seconded by Diane Timmons. Motion was passed by unanimous vote.

Treasurer's Report by B.J. Bolling gave the following information:

Emergency Fund:	\$ 10,000.00
Reserves:	184,251.79
Operating Checking Account	53,592.25
Petty Cash General Fund	72.64
Petty Cash Social	43.30
Social Checking	4,818.30
Total Checking Savings	252,778.28
Accounts Receivable	35,335.34

President's Comments: Volunteers are needed on the Election Committee to help Bobbi with the election process. If you know of anyone willing to help, contact Bobbi. Help will be needed on the mailings and the night of the elections. Anyone who plans to be nominated will not be able to help on this committee the night of elections.

Sandy did speak with the County again about getting the Whidden Ditch cleaned. They told her that they are working on a job on Gun Road and as soon as they finished they would come here. She was suppose to get a call before they came. So far, Sandy has not heard anything from them yet.

Sandy also talked with Mr. Pearce and told him about a tree that has fallen and that if any more of the tree fell it would damage his fence. B.J. then called him and told Mr. Pearce that more of the tree had fallen and damaged the fence. He is aware and plans to remove the tree; he has taken it off the fence.

There are still four liens in place on different properties that amounts to just under \$20,000.00 total. We are keeping track of owners that have not paid their dues in a specified period of time according to law. The liens last for a period of five years and not only is for the amount that has been filed, but it also

goes forward. The only time you cannot get all the money back is if the property goes into foreclosure. Then they only have to pay back a certain amount. We have gotten some of our money back on the Schuler's property, and they are currently paying the dues.

The pool pump motor went out again, thus we had to close the pool down. We did have a back-up and the pool company was able to come in and make the repairs quickly. If we would have had to order a new pump it would have taken over a week to get, the pool would have been closed down for that period of time. The Board decided to buy a back-up pump motor to have it here to make the switch quickly if this pump goes out in the future.

Don Landis requested at the last meeting that we show last year's and this year's demographics as a comparison. Anyone who would like a copy they are available.

Old Business: We had talked in the past about how to handle street light outages. For instance, notify the resident and tell them their street light was out and the minimum charge would be \$25.00 plus whatever parts would be needed. Which brings up the problem of whom do they think is going to do the repairs? We do not think the Board wants to be in the business of repairing street lights. It was decided to stay with the process that we have been doing and notify them about the problem and have the resident take care of their own repairs. We cannot put ourselves in this position.

Social Report: Bobbi Wilkins

- (a) Friday, August 7 will be next GEO at Nutmeg's. We will carpool from Clubhouse at 12:30 or meet at restaurant by 1:00.
- (b) Tuesday, August 11 will be Ladies Tea at 1:00.
- (c) Saturday, August 15 will be Pot Luck at 6:00.
- (d) Thursday, August 27 next Board of Directors Meeting at 6:30.
- (e) Monday, September 7 is Labor Day Picnic at 1:00, chicken will be provided by Clubhouse.
- (f) Saturday, September 19 will be Mexican Pile-On at 6:00, cost will be \$7.50 per person must sign up and pay by September 15.

Compliance Committee: Rosalie Stinson

She went out on July 19 and only put up 1 doorknocker and sent out 7 letters so far; she has had 2 responses. Fred said the vacant lot next to him has not had their palm tree cut in several years and he is getting palm prawns and seeds during rains and wind. Fred asked for a letter to be sent to this owner, which Rosalie will send them a notice.

ARB Committee: Sandy Landis

Only knows of one application coming up, which is Judy Melear who wants to put up a carport. She has the application and a County Permit.

Membership Committee: Sandy/Bobbi

Nothing.

Website: Rhonda Smits

Nothing to report.

Clubhouse and Common Area: Don Landis

Ponds and Sprinklers: He asked if he could turn off the sprinklers during the rainy season with the permission of the Board. The Board granted him permission.

Front Entrance: Nothing to report

Pool: The Board decided to get the new motor now, since we do not know if the price is going to stay the same for the next six months or longer. The money would be taken from the pool reserves.

Lawn and Weeds: Don sprayed the ditch on our side, when it was not suppose to rain, but it did. When he checked it looks like the spray took for the most part, but may have to spray again. Charlie's was suppose to cut the south ditch on Wednesday; but apparently due to the rain, they did not get it done.

Sunshine Committee: Rose Wermer

Get Well cards were sent to: Howard Upthegrove, Diane Besand and Don Yoder.

New Business: Nothing.

Resident Questions/Comments:

Rose Wermer asked why the pool happened to be closed one evening when they wanted to go swimming. She was told that volunteers open and close the pool. Several years ago, the Board voted to have the pool open at 10:00 a.m. and close at dusk. Most of the time, the volunteers open it before then. There are times when the volunteers have to close it a little early. Also, if you get in the pool before the volunteer has opened it, you cause the water level to be off and keep the volunteer from taking the necessary steps that are needed to open the pool; i.e. cleaning debris out of the water or vacuuming.

Fred made a motion to adjourn the meeting, seconded by Bobbi. All were in favor of adjourning the meeting. Meeting was adjourned at 6:52 p.m.

Respectfully Submitted by Bobbi Wilkins, Secretary

Approved _____