

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Thursday March 27, 2014

President Sandy Landis called the meeting to order at approximately 6:36 p.m. The roll call was taken. The following members were present: Sandy Landis, Sue Solloway, Carl Fritz, Dave Berglund (by phone), and Bobbi Wilkins. Walter Bell and Fred Sterling were absent.

President Sandy Landis asked for a motion to dispense with and the approval of the February 27, 2014 minutes as written. Sue Solloway made motion to accept the minutes as written and Carl Fritz, seconded. Motion passed by unanimous vote.

Treasurer's Report: Sue Solloway. Operating checking account is at \$38,758.31. The reserve fund is \$182,280.26. Receivables are \$28,007.30. Reserves are \$197,985.62. Our income for the 3 month period is \$82,577.67. Profit & Loss statement for first 3 months is available if anyone wants a copy. Pool cover was paid off. Sue is working with the CPA firm making corrections that were needed and they did our tax return. A bill for the review, preparation of the forms and tax return for \$1,325.00 was submitted. The 7 CDs were converted to 1 Business Interest Maximum account. We will now have a monthly bank statement. The CPA Tax Solutions firm made a proposal to work with us on a monthly basis for \$100.00 per month for the year, which would include a monthly reconciliation and the taxes. We would take a flash-drive to her monthly, and she would go over these and return it the next day. Susie made motion to hire CPA Tax Solutions firm to work with her on a monthly basis and do the taxes. Motion was seconded by Bobbi. Motion was approved by all board members present.

President's Comments: We still need people to sign up to work on committees, so please get with Bobbi to sign up for these committees. Sandy Landis informed us that the gable ends have now been repaired, which she thanked Mike Childs and Walter Bell for getting this done. Sandy thanked Mike & Karen Childs for all the work they did on the Pig Roast and everyone that had helped. Sandy thanked Abner, Dave Berglund, Don Landis and Mike Childs for getting the pool cover under control. Also, to Barbara & Bob Albrecht for the waffle breakfast. Sandy received an e-mail from Pat Berglund thanking everyone for their thoughts and prayers. She is getting better from last surgery and will be receiving chemo and progressing on to the next surgery. Pat will let us know as things progress.

There was a leak in the men's room, during the repair the plumber advised us that there were 2 toilets that need to have covers replaced which have the wrong type of seat cover. The cover has to be white, oblong and has to have an opening in the front. Thus, those 2 covers have to be replaced to meet code. Some information and encouragement over the last 6 weeks we have sold 3 homes and 2 possible homes, which have not closed yet and 4 lots. There were 2 new members in attendance at the meeting, which were James and Deborah Peters, from Kentucky who bought Marge Shores home.

Old Business: Mary Fritz gave report on cost of new pool furniture. She contacted A+ Patio, where the furniture that we have now was purchased. She got prices on 2 tables with 4 matching chairs for each, 5

more lounge chairs, @a cost of \$498 each for table and 4 chairs, lounge chairs @ \$151.00. Total will be \$1857.12, she asked that for an extra \$100.00, to buy small tables to go between the lounge chairs for a total of \$1,957.12, which would have free delivery and no taxes. Motion made by Carl Fritz to go ahead and purchase this furniture. Sue Solloway seconded the motion. There was discussion about umbrellas for the tables, and would the umbrellas we now have fit the new tables. Mary did not check on umbrellas because they were so expensive. Umbrellas are usually standard, so should fit in the new tables. Motion was passed unanimously.

Social Committee: Bobbi Wilkins

It was decided at the last Ladies Tea social committee, that since no one wanted to be chairperson of the social committee, that whomever was hosting the tea for that month would be the social chair for the month, she (they) would take care of making social plans for the month, take care of bulletin board, attend board meeting, representing the social committee and take care of anything else pertaining to social events.

Saturday March 29th - Pot Luck Dinner - 6:00 p.m.

Friday April 4th - GEO @ Parrot Island Grill - 1:00 p.m. or meet @ clubhouse by 1:30

Tuesday April 8th - Ladies Tea - 1:00 p.m.

Saturday April 12th - Pot Luck - 6:0 p.m.

Thursday April 24 - Board of Directors meeting - 6:30 p.m.

Compliance Committee: Carl Fritz

Carl has to talk with a few home owners, but mostly they have been cooperative and taken care of the problems. One has been non-responsive, so looks like will have to get more serious with them. This is the home on 44th next to Tim. Carl needs cooperation of more people in community that when they see a problems to let him know, so he can follow-up. Carl will work with the people who have gone from the area, about letting them know if they have a problem, before they get notices.

ARB Committee: Carl Fritz

As far as he knows there is nothing going on at this time. PA Gemme has done some modification on his storage bin, which he did not get permission from the board to do anything. Carl did go over and give him the paperwork to fill out, but has done nothing to filling it out. Carl will be talking with PA again and follow-up with him.

Membership Committee: Sandy Landis - This was discussed earlier in the meeting.

Website: Rhonda Smits not present, so we do not know anything about website.

Clubhouse and Common Area Committee:

Ponds and Sprinklers: Don Landis - Sprinkler system will have some demands for water, because of new sod, just let him know. The sprinklers will be on from 4-8 a.m. and 4-8 p.m. automatically on Wednesday for odd numbers residents and Thursday for even numbered. Each zone is allowed to run for half hour.

Front Entrance: Nothing to report

Pool: Don needs a list of people who will open & close the pool. The cover has been working very well and the people who will be opening & closing will get a little training.

Lawn: Dave Lucas - Not much to report, but he does not have good rapport with Tom McCoin, he gives everyone the same answer and he is not accepting Dave's calls. When he saw Tom he asked him about the ditch, but did not get anywhere. Dave suggested that maybe someone else would be able to work with him better. There has been problems with some parts of lawns not being mowed and he has taken care of some of the problems, when Tom did talk with him. Dave suggested that if you had a problem with the lawns to call Tom on his personal cell phone, which Dave has the number. The lawn service is not edging close to pavers any more, due to potential damage. Don Landis has volunteered to take over the lawns working with Tom McCoin.

Weed Control and Miscellaneous: Ed Cassetty - Everything is OK.

Sunshine/Welcome Committee: Mary Fritz- Sent 3 sympathy cards to: Darlene Schy, Phyllis Andres & Rhonda Smits. Get well card to Pat Berglund, Sydney Thacker and JoEllen Bellaire and a thinking of you card to Judy Plants.

New Business: Retention Pond: Marty Schy - He talked about the condition of the pond. To fix the problem we have with how the pond looks, we need to be checking on getting an aeration system. Bob Bellaire, Norm Tillman and Carl Fritz have all used this type of system and told of their satisfactions. Don Landis thanked the guys for researching this problem and he has also checked out a system on line. He has taken samples of the pond water, and there has been no settlement in the bottom, after sitting for several days. This is a complex problem and the #1 solution is aeration, we are set-up for a sub-surface system. He has checked out what is needed for our pond and the pricing for the complete system, which will run 24/7 is going to be about \$3,000.00 and approximately \$50.00 per month for electricity. Don suggested that the Board vote to get this aeration system. The guys in our community will install the system. Carl made a suggestion to get this project together and he made the motion that we go with Don Landis's quote on this system not to exceed \$3,500.00. Susie seconded the motion. A group will get together to install the system. Susie checked to see if we could do this in this year's budget, from the reserve account for the lawn sprinkler, which she thought we could. Motion was passed with no one opposing.

Bob Bellaire has had a problem with power from his electric meter. His electric has been going out at different intervals. FP&L came out, they said it was from the meter socket the top 2 prongs were not making good contact from new Smart Meter and was melting the plastic on the back of the meter. They needed to get an electrician and a permit. This was an owner's problem not FP&L, the other 2 sockets belong to the power company.

Volunteers for the pool need to stay after the meeting to talk with Don Landis.

Sue Solloway made motion to adjourn the meeting. Carl Fritz seconded the motion, with all in favor. Meeting adjourned at 7:47 p.m.

Minutes prepared by: Bobbi Wilkins, Secretary

Approved on \_\_\_\_\_

