

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY JULY 31, 2014

President Sandy Landis called the meeting to order at approximately 6:32p.m. The roll call was taken by Marilyn Yoder. The following members were present: Sandy Landis, Carl Fritz, Fred Sterling, David Berglund (by Phone), and Susan Solloway (by phone). Walter Bell and Bobbi Wilkins were absent.

President Sandy asked for a motion to dispense with the reading and the approval of the June 26, 2014, meeting minutes. Fred Sterling made the motion to dispense with the reading and approval of minutes as written, seconded by Carl Fritz. The motion passed by unanimous vote.

Treasurer's Report: Sandy Landis reported that we have \$58,068.94 in the Operating Checking account, the Social Checking account is \$6,891.69, and the Reserve Business accounts \$197,985.62. Our total assets are \$327,243.81. A balance sheet is available at the table for anyone who would like one.

President's Comments: Sandy reported that the shuffleboard courts have been resurfaced. The plastic wood for the shuffleboard benches was picked up and is ready for assembly. The clubhouse will be closed on August 26 for the election. She also reported that 288 palm trees have been trimmed. A leak in one of the kitchen sinks was repaired, the air conditioner drain line was clogged, and the front door handle to the clubhouse was broken and has been replaced.

Floyd Levens home was sold and the family that bought the Waldrup home, has since purchased the two adjoining lots. The Turlington property has sold and the new owner paid off the lien and dues for July. The new owner of the Turlington property is a co-owner of the Gemme property on the Boulevard.

Some of the covers for the electrical box stands are missing or damaged. The company who manufactured them is now out of business. New covers were fabricated and are ready for installation.

Old Business: Don Landis received a quote of \$3,000.00 from Charlie's Lawn Service to remove and haul away the cattails from around the retention pond except for the north bank. The cattails are encroaching on the pond. Discussion was held and it was decided that a letter would be sent to all the residents living around the pond regarding the removal of the cattails. A motion was made by Fred Sterling to send a letter to the residents living around the pond as to whether or not they are in favor of removing the cattails. A timeline for response will be included in the letter and if no response is received, it will be considered a "yes" that the cattails should be removed. Motion was seconded by Carl Fritz. Motion carried.

Social Committee: Rose Wermer reported the following calendar e of events:

August 1 is GEO at Nutmeg's at 1:00 p.m.

August 12 is Ladies Tea at 1:00 p.m.

August 16 is the next potluck - Breakfast for Dinner at 6:00 p.m.

August 26 the clubhouse will be closed for the election.

August 28 is the next Board of Director's meeting

September 1 is the Labor Day Picnic at 1:00 p.m. - brats and hamburgers will be provided by clubhouse.

Euchre will be on August 13 and 27 at 6:30 p.m.

Compliance Committee: Carl Fritz said he has been trying to contact a number of residents not in compliance and has received no response from them. Others have complied when he has talked with them. Sandy gave Carl a list of non-compliant residents . She asked that he report at the next meeting the progress he has made. Carl asked that a letter be sent to a neighbor if he is not in compliance within a week. He will notify Sandy when to send the letter.

ARB: Carl reported the committee received a request for a screened porch from Brad Bomersbach who purchased Roland's house. Plans look straightforward and shouldn't be a problem. Sandy said that Vicky McGee had a carport installed which was reviewed by Bobbi Wilkins, Fred Sterling and her. Plans are in the file. Vicky has also had her home painted.

Membership Committee: Sandy Landis - Sandy Landis and Bobbi Wilkins interviewed the prospective owners of the Levens property.

Website: Rhonda was out of town, so no report.

Clubhouse and Common Area Committee: Don Landis

Ponds and Sprinklers: Don Landis reported that the pump for the sprinklers has been turned off.

Pool: Everything is status quo with the pool.

Weed and Lawn Control: Don has sprayed the community for weeds three times since last meeting.

Sunshine Committee: Mary Fritz - Mary thanked Marilyn for sending out cards while she was on vacation. Three sympathy cards and three get well cards were sent in July.

New Business: None

Resident Question/Comments:

BJ Bolling asked if it would be possible to have a community yard sale November 8. A motion was made by Fred Sterling and seconded by Carl Fritz to have the yard sale on that date. Motion passed by unanimous vote. B.J. will chair and make all arrangements for the event.

B.J. Bolling mentioned that a resident had told her there was an RV parked in the community and someone was staying in it. Sandy clarified that the RV was here for the 72 hours to unload and also to reload. No one was staying in the RV and the resident was only here less than a week.

Carl Fritz said he is concerned about all the debris that has been cleared on the property to the south side of Palm Village. It is a hazard; and if a hurricane occurs, we will be in trouble. Discussion was held. A motion was made by Carl Fritz, seconded by Fred Sterling, to send a letter to the owner of the property (Mr. Pearce) stating our concerns. Fred Sterling will get a mailing address to Sandy.

Discussion was also held regarding the cleaning of the south ditch and how often Charlie's is to do the work. Sandy will check the contract and follow up with Charlie's if they haven't kept their schedule.

Carl Fritz also mentioned that Charlie's was supposed to get a small mower to use between homes instead of weed eating. The weed eaters are tearing everything up. Sandy will check and report back to the Board.

Minutes prepared by: Marilyn Yoder, Acting Secretary

Approved on: _____