

PALM VILLAGAE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, February 27, 2014

President Sandy Landis called the meeting to order at approximately 6:30 p.m. The roll was called. The following Board members were present. Sandy Landis, Sue Solloway, Carl Fritz, Fred Sterling and Bobbi Wilkins. Walter Bell and Dave Berglund were absent.

President Sandy Landis asked for a motion to dispense with and the approval of the minutes of January 30, 2014. Sue Solloway made a motion to accept the minutes as written and Fred Sterling seconded the motion. Motion was passed by unanimous vote.

Treasurer's report was given by Sue Solloway. Had 2 papers prepared for this meeting, Profit & Loss Year to Date, and Balance Sheet. Several questions were addressed about the accounting sheets, which Sue answered. Sue had recommendations about our Quick Book systems, which needs to be updated. We need to have books audited, with a written report, which she recommended that we use new firm in town. She suggested an audit of the books which have not been done in 3 years. Jerry Slafsky suggested that we should have a CPA go over books and come up with best system available. Marty Schy recommended we look at lots we own as to their value and the equity of these lots, the reserve accounts, and keep separate the judgment reserve account. Fred made motion to go ahead and hire CPA Tax Solutions, PLLC. Carl Fritz seconded the motion. Sue will take care of hiring them.

President's Comments: Sandy Landis asked that anyone interested in putting anything on the agenda at a Board meeting, to let Bobbi know, in writing by the Friday before the Board meeting, as to what they want to put on the agenda, she can get the information that is needed. Sign up sheets on back table for committees, please sign up. Received a letter from the County in reference to Lot 175, they will be sending us a check for \$472.17 from sale.

Just a reminder, guests with children, need to be with them at the pond or the pool at all times. If you can not go with your guest to pool or pond, be sure to get a waiver for specific times that they will be here. Sandy thanked everyone who helped with the pool cover installation.

Social Committee: Bobbi Wilkins

Friday March 7 - GEO at Kahootz @ 1:00 Meet at clubhouse 12:30 to car pool

Saturday March 8 - Pig Roast – music starts @ 5:30 with dinner @ 6:00
music & dancing after dinner – tickets are \$12.00 each, see Mike or Karen Childs.

Tuesday March 11 – Ladies Tea @ 1:00

Wednesday March 12 – Craft Sale from 1-4, let Myra know if interested in a table to sell your crafts.

Wednesday March 12 & 26 – Euchre @ 6:30 always need more players.

Next Board of Directors meeting March 27 @ 6:30

Fashion Show had a profit of \$1,140.30

Need someone to take over Social Committee Chairperson , as this is a conflict of interest, as a member on the BOD. This can be one chairperson or can co-chair.

Compliance Committee: Carl Fritz

Home near entrance to park that needs to be cleaned up – need to contact Realtor, since he has not been able to contact the owner.

ARB: Carl in absence of Walter

PA has enlarged his shed but without proper paperwork from the Association, he was given a permit for the concrete, but no permit for the construction, which is probably between him and County.

Membership Committee: Sue Solloway/Sandy Landis

Nothing new to report.

Website: Rhonda Smit

Not here

Clubhouse and Common Area Committee:

Ponds & Sprinklers: Don Landis – Nothing to report

Pool: Abner – Pool about done – grab handle loose – will be here to address issue
Recommends to Board not issue final check until all issues are taken care of.

Pool maintenance – 95% satisfied with work that is being done,
Should continue to pay at month rate, for now – some issues – doesn't always clean up, but he corrects issues after being contacted. Problem now with pool scaling –he is taking care of the problem.

Needs to have training for volunteers opening & closing the pool – will get keys - needs to take test of pool each day and record. See Abner after meeting if interested. Suggested by Mary Fritz, that people with keys, have their name & phone posted.

Lawn: Dave Lucas

No lawn problems

Weed Control and Miscellaneous – Forrest Plants & Ed Cassetty

Not at meeting

Sunshine/Welcome Committee: Mary Fritz

1 Sympathy card sent to Shirley Altizer on the loss of her sister. Get well cards to: Hugh Algers, Claire Foster, Herb Wells, Billy Riveria, Andy Elnicki & Pat Berglund will be sent a special card to her in Minnesota.

New Business: Sandy did a survey on what this community was made up of, thus she made a Statistical Summary of the 255 lots in Palm Village Ranch. This information was made available to all. This is not a legal or static document.

Resident Question/Comments:

Mary Fritz: We need to order more furniture for the pool area. Suggested 4 new

lounge chairs and 4 regular chairs.. Need to order \$1,000.00 to get free shipping. Get rid of old chairs that could break, asked Board for new chairs. Abner suggested buying tables if going to buy more chairs. Mary said that this was what she was going to be checking on also. She will get back with Board in March with prices.

Vinnie Marcellino: Asked question – how come businesses were allowed to run at PVR that are now licensed and not paying a sales tax? Sandy answered that a business can be conducted at a residence if the property is primarily a single family residence and as long as it meets the 4 criteria that are set out in the covenants. We have no authority to make them have a license.

Marty Schy: Already talked about what he had planned to speak about, during the meeting.

Fred Sterling made motion to adjourn meeting, Sue Solloway seconded motion. Meeting was adjourned at 7:10 p.m.

Minutes prepared by: Bobbi Wilkins, Secretary

Approved on _____