

Palm Village Ranch Home Owners Association
Board of Directors Meeting
January 29, 2015

Sandy Landis called the meeting to order at approximately 7:36 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Fred Sterling, Bobbi Wilkins, and Rosalie Stinson. Before election of officers there is one position to be filled for one year. There has been one person to put forth their name for this position, that was left by Dave Berglund, which is B.J. Bolling. Sandy asked the Board what their decision was. Vote was made by Bobbi Wilkins and seconded by Fred Sterling to have B.J. Bolling fill the position for one year. Motion was unanimous, and Sandy asked B.J. to join us. Election of Officers for this coming year: Fred Sterling nominated Sandy Landis for President, B.J. Bolling seconded this motion, and motion passed. Motion was made by Bobbi Wilkins for Fred Sterling to be Vice President, and seconded by Sandy Landis, all in favor, motion passed. Sandy Landis nominated Bobbi Wilkins to continue as Secretary, which was seconded by B.J. Bolling, all were in favor, motion passed. Sandy Landis nominated B.J. Bolling for Treasurer, seconded by Bobbi Wilkins, all in favor, motion passed. Rosalie Stinson will be a Director.

President Sandy asked for a motion to dispense with the reading and approval of the December 18, 2014 minutes with the correction of the approval of the October 30, 2014, meeting to read November minutes. Motion was made by B.J. Bolling and seconded by Rosalie Stinson. Motion passed with correction.

Treasurer's report was covered in the Annual Meeting.

Committee Reports were covered in the Annual Meeting, except for the Sunshine Committee. Mary Fritz gave the Sunshine Committee report. She sent out get well cards to: Don Yoder, Diane Besand, Bobbie Stoltfus, George Brenenstal, Justin Andrews and Karen Receveur. A Sympathy card was sent to Greta Mull for the loss of her husband Gary. Rose Wermer will now be taking over as Chairperson of the Sunshine Committee.

Pig Roast was explained by Karen Childs: The event will be called a Bar-B-Que, as we cannot do a whole pig due to the expense. Instead we are going to have pulled pork, pork loin, pork ribs, and boneless skinless chicken, along with the sauces and the caterer will include homemade potato salad, coleslaw, rolls and butter. We will be asking again this year for volunteers to make desserts. Coffee and tea will be provided or bring your own beverages. The price will be \$17.00 based on 100 people. It could be slightly higher if we do not get the 100 people. The caterer knows not to exceed \$20.00 per person. We can go with the four meat choices that she listed or we can get rid of something to reduce the cost. Karen must let him know by February 14, if we are going to have this event. If we do, she needs to give him a final head count by March 7. Southern Bar-B-Que is doing this event. They have the location by Ferrell's Market on Route 78, and they have been in business for over thirty years. There will not be entertainment this year, as there was little response last year, and we can save that expense. Karen will be asking for volunteers to help serve the food and clean up. The portions are based on 10 oz of meat per person. The dinner will be on March 21, 2015, at 6:00 p.m. Bobbi made a motion to go ahead with the March BarB-Que, B.J. seconded and all were in favor. There is a sign-up sheet on the front table.

Resident/Questions: Don Landis reported that the Board has been threatened tonight with a lawsuit for discrimination by Jerry Slafsky. Don said that this is the third time Jerry has threatened the Board this month. Jerry told him that "this was not a threat that this was a promise." Jerry felt Don was acting like a Board Member, and he should make it official and run for the Board.

The reason there are cattails left at the pump house is because there are water lines and aerator hoses coming out from there and Charlie's guys were using a metal blade on the end of a weed-whacker to cut underwater. Don told them not to cut the cattails there and he would take care of it, which he has not had time to do this yet. Also, he wanted to ask the Board if they wanted them left there, as it hides the pump house from view. B.J. wanted the residents to realize that when we get sued and hire a lawyer, that we all pay for that lawyer.

Jerry wanted to leave some cattails on his property, along with some other residents on the east side. Don checked with the Board, and the decision was made to take them all out. Don noticed that two areas had not been cut yet and he asked Charlie's why and was told that they were instructed by residents not to cut them. Don got ahold of the Board again and the decision was that they were to be cut. It would have been discrimination against other residents that had requested leaving some cattails. They had already been cut.

So Jerry's main complaint is that he was not allowed to keep his cattails, but there are cattails at the pump house, so that is discrimination. Rhonda Smits stated they don't own up to the water, so the water area is not even theirs. Sandy said according to the Covenants, the Board is responsible for maintaining the vegetation around the pond. Rhonda stated that anyone threatening a lawsuit on this is frivolous, because they do not even own the water. Fred reminded all that a letter was sent to everyone that lived around the pond requesting a vote, and a majority of the residents who lived around the pond voted to get rid of the cattails. The

main reason it was decided to do this, was because the cattails were chocking off a lot of the area around the pond. Another threat was that we were messing with his amenity. Sandy said this was not an amenity it is a storm water retention pond. A question was asked if residents are allowed to sue each other. Sandy said she could not find anything in our Covenants or By-Laws that addressed that issue. Sandy said that the Board is indemnified as long as we are acting within our scope, which she felt we were, but that is another question for the attorney if he does file the suit, that is another question to the attorney, which will cost each of us money.

B.J. said that she thought that this dissention is why we only have five Board Members instead of seven, and that they are giving Don a bunch of crap. Don is doing things for us all the time, and she did not know if everybody was aware of all that he does. She said she appreciates what every single volunteer person in here does.

Bud Lampi was asking about the air conditioning for the pool room. He asked if it was possible to have a portable unit or a free-standing. Don offered to look into the problem.

Fred made a motion to adjourn the meeting, B.J. seconded the motion, passed by unanimous vote to adjourn the meeting at 7:56 p.m.

Minutes Submitted by Bobbi Wilkins - Secretary

Approved _____