

**PALM VILLAGE RANCH**  
**Board of Directors meeting**  
March 30, 2017

Fred Sterling called the meeting to order at 6:30 p.m. Those present were Bobbi Wilkins, Martha Bucholtz, Joe Cirillo, Fred Sterling, Rosalie Stinson and Diane Timmons. Ford Cook had an excused absence.

Bobbi Wilkins moved to accept the minutes from the February 23, 2017 Board of Directors meeting. Joe Cirillo seconded. Motion passed.

Treasurer's report: Martha Bucholtz. As of March 30, 2017, the Emergency fund is \$10,000, the Reserve is \$214,179.42, Operating Checking is \$86,633.99, Petty Cash is \$100, and Social Checking is \$6,875.30, for a total of \$317,788.71. Accounts Receivable is \$32,341.05 Our Reserve Asset is \$28,500 for a grand total of \$378,629.76. Fred Sterling moved to accept the treasurer's report, seconded by Bobbi Wilkins. Motion passed.

**President's Comments:**

Fred Sterling: We have had three different ARB meetings, a garage, a new house and another house. Quite a bit of activity going on. When you see new people out there, stop and introduce yourselves, and invite them to our meetings, so they know what's going on.

Old business: Nothing to report.

**Committee Reports**

Social committee: B.J. Bolling

- Friday, April 7: GEO (Girls Eating Out) will go to Cowboys this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Saturday, April 8: Pot luck at 6 p.m., hosted by Diane and Karen.
- Tuesday, April 11: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Marilyn Diane and Sandy T.
- Thursday, April 27: Board of Directors meeting at 6:30 p.m. All encouraged to attend
- Cards afternoon and evening games (plus euchre and poker). See the April PVR calendar for times and days. The calendar is on [Palmvillageranch.com](http://Palmvillageranch.com) on the home page.

Compliance: Rosalie Stinson and Jerry Bolling went out this month on March 26 and notified two people about trees needing trimming and one to power wash their house, which has already been done. Tuesday night Rosalie found four streetlights out, of which two have already been repaired.

ARB: We had three meetings and three approvals. The market is hot with a lot of people coming to look. There is someone closing next week.

Membership: We have two lots, #61 and 100 closing next week, and two houses have been started.

Website: nothing to report. All bylaws, meeting agendas and minutes and social calendars are updated on the website each time there is an update.

Sunshine committee: B.J. reports for Mary Ann Eastlack that 6 get well and 1 sympathy card were sent.

### **Clubhouse and common areas**

Clubhouse: Joe Cirillo reports they washed the clubhouse and he would like to thank the volunteers. They did a fantastic job.

Front entrance: He got quotes on the work needed on the front entrance.

Weed control: Joe Cirillo went out on Saturday, March 25 to spray for weeds, the streets and around the clubhouse.

Pond: Joe Cirillo reports the aerator for the pond is not working at present because of the compressor. Don Landis and Joe are going to be working on that.

Pool: Abner Stoltzfus reports the heater is finally fixed. There are also filter issues. Need to discuss what we will do with our pool service. Don has some insight. Abner bought a new umbrella. Concrete work on pool deck needs to be done. Joe asks what happened when the gas company came out. Abner said it was a control. Filters weren't being cleaned properly which resulted in no water flow. No flow, no heater. We put a new switch in for now.

Gene Bonn then spoke about "Cool Paint" for the pool deck, which cools the concrete by about 35 percent. Five gallons is around \$200 which covers about 200 sq ft. They also offer deck types that flow into cracks which develop which are even more expensive. You can add 1 gallon of paint to the Cool Paint to get whatever color you want. Put it down with a roller. Let it dry and then paint again. Simple process but really expensive. The deck's bad area is about 10 x 10 ft. Need to power wash and blow off bad stuff on the pool deck before you recoat. A couple coats would fill it. Fred suggested that we try to do the whole thing to avoid different heights and different colors. Joe asks if this can be purchased locally. Amazon has it. Let's figure out what we need and the cost.

Pool: Don Landis reported he talked to Mike Barcy who owns Gator Pools. There may be a disconnect on expectations. We have an agreement/list on what Gator Pools will do. Need to get with him to see if he is doing each item and how often. Such as backwash the filters as needed; then clean when? Some things don't need to be done every time. They come two times per week. At his monthly rate of \$360, he gets about \$45 per trip for what we pay. This is below his normal rate of \$75 per hour.

Don Landis reports the parts are in for the irrigation pump house. Air pressure isn't adequate. Don and Joe C. are going to put in new parts. Pump has been rebuilt. Pump is designed to run 24 x 7. The fan, however, is not designed for that kind of use and builds up excess heat in the pump house. A motion to purchase the fan was made by Martha Bucholtz and seconded by Joe Cirillo. Motion passed.

**New business:**

Printer for the office: Bobbi Wilkins reports we are having problems with our office printers and is asking to replace them with a Brother laser all-in-one printer. Has many options such as color, black and white and two-sided copies. It can even be used as a fax. The cost is \$710 plus tax. Bobbi plans to take back cartridges we have for the old printer. Fred Sterling called for a motion to purchase the new printer as described. Joe moved to purchase the new printer, with a second by Rosalie Stinson. Motion passed.

Paint the clubhouse: Bobbi Wilkins said after pressure washing the clubhouse, we realized it needs to be painted and it hasn't been painted in many years. Bobbi contacted three local services to paint the clubhouse, and got a response back from two. Pete's is very interested and has done a lot of work for us. For \$3,000 he will brush, spray and roll. Big Lake also proposed \$3,000 to brush and roll it. The color we use is "Modest White, Satin." It's a light beige. We will not use high gloss because it does not hold up. My suggestion is Pete's because we know the kind of work he does. Martha Bucholtz moved to hire Pete's to paint the clubhouse, and Joe seconded. Motion passed.

Lights not working and not getting fixed: Fred Sterling said the unlit pole lights for residents that are not here is giving us a problem. We are not getting any response from them. Cannot get them to even put new light bulbs in. After giving them sufficient time to get it done, we propose to hire an electrician to fix it, and then bill them on the next HOA cycle. We have trouble with trimming palm trees and fixing lights that are out. After 30 or 45 days, if still not fixed, we take it into our own hands. Most people are very gracious and bend over backwards to get the issue solved, but we need a procedure for these few who do not respond.

Rosalie Stinson says some people have green, orange and red bulbs in their lights. Please put a white bulb in your light. One explanation from Home Depot was that a red light signifies in service and green is for the veterans. Some colors were used during the holidays. The idea was to honor veterans for only a certain time. Colored bulbs are okay for special occasions. But, we need to stipulate that all white is to be used most of the time. If the problem is just a burned out bulb, we will change it. We need to give them 30 to 45 days to get the problem fixed, then it is turned over to an electrician, if the problem is more than just a light bulb change. We will call a couple contractors and select an electrician to do the work. Rosalie Stinson so moved with a second by Bobbi Wilkins. Motion passed.

Don Landis adds: Use 2700 K color bulb, so they end up all one color. A 6-pack is inexpensive unless we go LED. Abner says in another park, they used to get someone to look after their property, a local contact person. Several people suggested that we keep a supply of bulbs at the clubhouse. Joe

Cirillo and Rosalie Stinson suggests that before you leave you pressure wash your house (roof, pavers) and change the bulb in your light.

Front entrance: Joe Cirillo remarked that last month we talked about the front entrance being dirty. There is mildew on the wall. In addition, now that the grass is not growing, the dirt is splashing up on the wall. Joe has suggested we do something in front of the wall so when it rains the water doesn't splash dirt up. Also, the trees really need either trimming or removing. All of the contractors suggested removing the trees entirely. So Joe got some quotes on getting this work done.

Charlies quoted \$500 to remove the four trees and stumps, but will not do the pavers. And we want to put about two feet of pavers in front of that wall to reduce the staining.

Jose quoted for both the trees and the pavers. We have two large and two small trees that need removing. He wanted \$250 per large tree, and \$200 for each smaller tree. We would need to pay for trash removal. He also quoted \$1200 for the pavers and \$120 for PermaSand.

Southern Lawn (Hector) quoted \$175 per ligustrum tree each, and he will take away the trash. Hector quoted \$1200 for 150 sq ft of pavers and he will install and cut them to the curve of the wall. If we pay for the PermaSand (about \$85), he would install it. The pavers will also get dirty, but they are easier to clean.

Joe recommends we have Charlies take the big trees down and the bougainvillea that's hanging over the fence. Use Hector on the pavers, \$1200 total which includes both sides. When we clean the wall, we will also clean the pavers.

Marty says he is having some paver work done at his house and a new state test is needed to install pavers. It can be elaborate. Perry Lamb is tested right now for pavers. He recommends we call them stepping stones because we know no one will ever drive or park on them.

Fred Sterling suggested that we put the issue on a back burner for today. Fred will call around.

Don Landis cautions: Trees are really the issue. There are irrigation system lines and electrical in the way of some of the larger tree roots. Bobbi suggests we table the issue until we find out more.

Lot owners behind on HOA fees: Fred Sterling remarks we have a number of vacant lots that are way behind on their HOA dues. Over \$21,000 in back dues is owed from four different people. The board feels we should send out a demand letter that if they do not pay, we will start foreclosing procedures on them. These are all for empty lots. Fred Sterling called for a motion to send this to the attorney. Martha Bucholtz moved that we start foreclosure procedures on the four owners, with Rosalie Stinson seconding. Motion passed.

Discretionary fund: In a letter to the board, Ford Cook asked that we establish a discretionary fund for incidental expenses for the clubhouse of about \$400 by presenting receipts and the reason for the expense to the board. He went on to suggest that committees should have \$200 and likewise for pool repairs and equipment. Rosalie Stinson so moved, with Bobbi seconding. Motion passes.

**From the sign in sheet for speakers:**

Shirley Adkins, 4285 SW 8th Way, came to the microphone. She said they have been here in the park about two years. She thanks the board members for the work they do. She just wants everyone to abide by the same rules. They built a new house and garage on 8<sup>th</sup> Way but ever since it seems like we have gotten written up for various petty things. We feel it is unfair. We have a handout to show what we expected. We also have pictures that we have taken of different things in the community that we think are in violation.

Fred Sterling interrupted to state that the only thing we are here tonight to discuss is the motorhome. You have three minutes.

Mrs. Adkins: No, I've got longer than that. We have purchased a motorhome because we want to travel. We have noticed other motorhomes in here and have taken pictures of them. I can't see where any other motorhome in here looks any different than mine. We also had a petition signed by our closest neighbors who also said it was fine where it is parked.

We signed the Palm Village Ranch Homeowners Association application to build on a vacant lot on 11/16/15. We don't feel our motorhome is any worse than anyone else's. You have pissed us off so bad, we are going to sell our house. We are on a pie-shaped lot and have our motorhome on it and we think it is legal.

Fred Sterling interjected that he had to take down a carport because of current bylaws. You were told before you bought your motorhome that certain parking restrictions are clearly stated in the bylaws. Joe Cirillo stated that the current bylaws are on the internet on the Palm Village Ranch website and supersede the bylaws you got in Nov. 2015. Mrs. Adkins responded they know nothing about the internet or web site.

Martha Bucholtz: The amendment from 2011 pertaining to motorhomes is included in all packets.

Jerry Slafsky said he was instrumental in writing the bylaws. People were parking motorhomes even with the street where it blocked people's view. For safety sake that board passed bylaws in year 2011 that says the motorhome cannot stick out past the edge of the house.

Mrs. Adkins: Our motorhome is 25 ft off the road and it is not in anyone's way. I read they don't like motorhomes in here because they don't make the place look good. Our motorhome is new. We will only be here a few more weeks and we did get permission from our neighbors. All the neighbors need to be sent the new bylaws. Are we being fined for our motorhome? If so, you will be hearing from our lawyer. We are not moving it because we are leaving.

Martha Bucholtz: There have not been any new amendments since 2011. When we hand out bylaws, there are always amendments included in the packet.

(Mr. Adkins tried to collect back the handouts he had given to the board and then left the meeting.)

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From the audience: A discussion followed involving vehicles or items that are for sale and what is allowed according to the bylaws. You can advertise an item for sale if in your own driveway.

Marty Schy reported on the Fish Fry: Everyone had a good time. Treasurer looked for Fish Fry profit but did not have an exact figure. He remarked he appreciates Don and Joe working on the pump. Terry asks, could we get a specialist in to have the pond water tested to see if it is OK. Wants a healthy pond. Don Landis wants to know by what standards will we judge the pond's health.

Marty goes on to ask: If you pass something new about the lights or some other, please mail us the new rule.

Fish cleaning station: The fish cleaning station has been cleaned inside and out including the fence. Marty says he will put the frozen guts out in the morning on trash day from now on. Discussion followed about use during the summer. Perhaps we should get a dedicated garbage can.

B.J. says people need to come to the meeting if you are not aware of new rules. Also, Peggy saw on QVC where you can get two umbrella canvasses for about \$60. No action was taken.

From the audience: Why are we \$21,000 in unpaid dues? Why has it taken so long? Martha Bucholtz took the initiative to compile the information. In the past it was too expensive compared to what was owed. But we have come to the point where we do need to do something.

Michelle Baldwin: About clotheslines on 44<sup>th</sup> Blvd. where they are right in view from our main road. Can we do anything about them? They are not supposed to be in public view, but these particular addresses have no other place to put them. We cannot outlaw clotheslines because of state law.

At 8 p.m. Bobbi Wilkins moved to adjourn the meeting. It was seconded by Martha Bucholtz. Motion passed.

\_\_\_\_\_ Submitted by Diane Timmons, Secretary

\_\_\_\_\_ Approved: