

PALM VILLAGE RANCH

Board of Directors meeting minutes

October 26, 2017

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

Joe Cirillo moved to accept the minutes from the Sept. 28, 2017 Board of Directors meeting. Rosalie Stinson seconded. Motion passed.

Treasurer's report

Martha Bucholtz reported: The Emergency fund is \$10,000, the Reserve is \$181,044.21, Operating Checking is \$ 95,507.30, Petty Cash is \$100, and Social Checking is \$ 5,628.96, for a total of \$292,280.47. Bobbi Wilkins moved to approve the treasurer's report. Ford Cook seconded.

We still have 10 residents that owe for tree trimming, \$420. Residents past due in HOA fees totals \$31,393.50 (includes those for which we are trying to take back the lots).

Billing is being generated for the streetlights, repaired by Don and Sandy Landis. Submit your payment as soon as possible if your street light was replaced. Martha is also starting the January billing cycle.

President's Comments: Fred Sterling would like to congratulate everybody, because his job takes him all over the city, and Palm Village Ranch looks fantastic, despite a little bit of lasting hurricane damage. Congratulations and thank you for all the work you have done.

Ford Cook addressed Don Landis with a question about repair to his carport. Ford offered to help him pull the aluminum out of the ditch. Don said the insurance adjuster is coming at the end of the week, but after that he should be able to get the aluminum out because the water level in the ditch has gone down.

Old business

Bobbi Wilkins: We are still working on hurricane damage, namely the fence repair by Adron Fence. They replaced what needed it (east side) and repaired the rest. Cost: \$2,218.

Big Lake Roofing repaired the damage to the clubhouse roof on the east side the next day after the hurricane. They replaced some siding that had come off and some other minor repairs for \$175.

We paid Charlie's \$633 to clean up after the hurricane.

We also had to buy some medical supplies for the clubhouse in the amount of \$60.

We have more expenses coming on the roof vent for over the kitchen stove. AC Today is going to replace it for an expected \$1,675. They will repair/replace fan, shroud, metal work and electrical.

These expenses are still below our deductible on the property insurance.

Quit claim progress: Bobbi reports they are still working on these property deeds. All four of them seem to have problems. Problems are, lack of signature on one, two of them cannot find death certificates, and another one just no response. We may need to get the attorney involved.

We have two positions on the board that need to be filled for next year. We need resumes by mid-November from anyone who might be interested. We are filling the compliance position (currently Rosalie Stinson) and the recording secretary position (currently Diane Timmons). Everyone needs to take their turn.

Committee Reports

Social committee, BJ Bolling reporting:

- Friday, Nov. 3: GEO (Girls Eating Out) will go to Kahootz this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Saturday, Nov. 4: There is a craft and bake sale at the clubhouse from 9 a.m. to 2 p.m. Organized by Kim Benton.
- Saturday, Nov. 11: A community-wide garage/yard sale will take place from 8 a.m. to 1 p.m. Organized by Gussie Andrews.
- Sunday, Nov. 12: LulaRoe clothing line popup party at Martha Bucholtz. 2 to 5 p.m. 4280 S.W. 11th Way.
- Tuesday, Nov. 14: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Darlene Plants and Karen Childs.
- Saturday, Nov. 18: Potluck dinner (soup, salad and dessert) at 6 p.m. Hosted by Mary Lou and Lynda. Bring place setting and drink.
- Thursday, Nov. 23: Happy Thanksgiving! NO function at the clubhouse.
- Thursday, Nov. 30: Board of Directors meeting at 6:30 p.m. All residents are encouraged to attend.
- Cards: there are afternoon and evening games, euchre and poker. The calendar is on Palmvillageranch.com on the home page.

Compliance: Rosalie Stinson wants to compliment Tom McCain's son for the prompt and excellent hurricane cleanup he did. And, thank you to Jose Arellano for the excellent job he did. Rosalie also reports she went out on October 21 to check only lights. Some of the HOA and one homeowner's lights are still out. On Sunday, October 22, Marilyn Yoder was nice enough to go out with Rosalie. They went up and down the blocks and Rosalie put four notices of visits on doorknobs and then sent out three letters and one email regarding things not in compliance. Rosalie will use email now whenever possible. Everyone else agrees it is quicker and saves money and provides a better record.

Rosalie reports she also called the Sign Guy about globes that have numbers that are missing or not legible. The Sign Guy is prepared to sell anyone replacement numbers. A resident can buy one

number or all four. Don Landis suggested that he would help. He has a jig he built to help him get the numbers on the globe straight and smooth. He suggested to furnish both the globe and the correct numbers for the price of \$20. There are eight globes in the neighborhood that have problems.

Bobbi Wilkins reports we have purchased some globes, bases, bulbs and some photo cells to help residents, as well as some spare numbers. They can come to the office and get help replacing their damaged globes.

See Martha or Bobbi for the charges if your globe or post was replaced because of storm damage.

Ford Cook asks, what about the residents who have not made any attempt to fix the obvious hurricane damage and are still up north? Rosalie said she will send out more letters/emails about the damage.

ARB: None this month.

Membership: Bobbi Wilkins reports we have two new residents. Jamie Hutcheson bought Adkins' property and has already moved in. He is very helpful to his neighbors and will be a big plus for us. Gail Rupe has moved into her new home. John and Robin Buccino will be moving into their new home soon pretty soon.

Website: Diane Timmons reports she has added the regular things to the website this month, such as minutes, social calendar and board meeting agenda. It usually takes about 10 days after the board meeting to get the minutes up on the website.

Sunshine committee: Maryanne Westlack sent out one sympathy and two get well cards during October.

Clubhouse and common areas

Clubhouse: Joe Cirillo reports we are waiting on the fan for over the stove in the clubhouse. AC Today will do the repair when the parts come in. The pond is high and the sprinklers are on the regular schedule.

Pool: Gene Bonn is our new pool supervisor. Thank you Gene. Gene reports he met with the ladies who come in to open the pool each morning. More volunteers are needed to fill in to take the PH level of the water, pull the cover back, and police the area for stray garbage or towels or whatever. The pool will be closed when the temperature drops below 70 degrees to save heat in the pool even during the daytime. The cover will be pulled shut. The pool just loses too much heat when the air temperature is below 70 degrees. The water heater is not even on right now but it will be locked in the future. Because we are heating with propane now, we will set the water temp at one place and leave it there. (Last year the solar panels were still up.)

Rosalie says that at some places they are allotted a certain amount of money for pool heating and when it is gone, that's it. The pool gets cold.

Residents can request changes. We will work with people if they ask for accommodations.

One of our umbrellas was left up and the wind caught it and we are waiting for parts to fix it.

New business

Joe Cirillo has a comment about the lawns and how the new lawn service is doing. Some residents have commented the grass is being cut too high. He spoke to Jose and took him around and explained it needed to be lower because soon they will only cut every two weeks. He asked them to be very careful around lawn shrubbery or flowerbeds, with the shoot spraying cut grass, then the grass will grow in the flowerbeds. They also seem to be trying to finish too fast. They are spinning the mowers and gauging the lawns. Jose said they will drop the deck one notch for the next cut.

Most people have not heard complaints and think the place looks good and they are generally doing a good job. Jose is willing to work with us. He will slow down.

Don Landis commented that we are being too hard on Jose too soon. He only just started and he is the expert. Everybody has their own opinion and those opinions will conflict.

Weed control: Ford Cook reports on the Whidden Ditch. The huge track claw will be working there this week, 10/30/17. Ford asked the operator to be careful where he tosses the trash from the cleanout. He cautioned, don't kill the grass and do not drive over the easements where the watering system is buried. He added, now that people are coming back from up north, let's watch where they put the yard trash. It needs to go in the yard trash can for Monday pickup, putting it out no sooner than 24 hours ahead.

Speaker sign ups:

Mary Lou has a comment. She would like to know if we could put a couple of signs out in front about picking up poop after your pet. There are big plops all over! Everybody knows but everyone is not picking it up. Mary Lou says she has seen the offenders and knows who one of them is.

Rosalie says to let her know, because she will send them a letter.

Fred Sterling says thank you everyone for coming.

At 7:20 p.m. Bobbi Wilkins moved to adjourn the meeting. It was seconded by Martha Bucholtz. Motion passed.

_____ Submitted by Diane Timmons, Recording Secretary

_____ Approved date