

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
NOVEMBER 29, 2018

President Fred Sterling called the meeting to order at 6:30 p.m. Secretary Bobbi Wilkins called roll with the following members present: Fred Sterling, Sheryl Wells, Martha Bucholtz, John Buccino, Bobbi Wilkins, Ford Cook, and Gene Bonn.

President Sterling entertained a motion to approve the Board of Directors minutes of the October 25, 2018, meeting. A motion was made by a boardmember seconded by a boardmember. Motion passed unanimously.

Martha Bucholtz presented the Treasurer's report reflecting the following:

Emergency Fund	\$10,000.00
Reserves	\$248,376.32
Operating Checking	\$75,618.74
Petty Cash	\$100.00
Social Checking	\$7,104.73
Totaling	\$341,199.79

A motion was made by John Buccino to accept the Treasurer's report, seconded by Ford Cook. Motion passed unanimously.

PRESIDENT'S COMMENTS:

Fred Sterling stated that Palm Village has welcomed a lot of new members of late. It seems Palm Village is the place to be. We recently approved a new concrete and a new double wide home to add to our community.

OLD BUSINESS:

Ford Cook reported on the progress of the security camera installation. It was scheduled for December 3; however, the license reader camera was delayed. The new date was the 10<sup>th</sup> but Ford is going to see if he can make it the 11<sup>th</sup> so that the office can be prepared in advance. He will speak with Don about any information he might have on the electrical availability at the entry.

Bobbi informed those in attendance that she has received 5 resumes of candidates for the 3 Board of Director openings in January.

SOCIAL COMMITTEE: B. J. Bolling gave the social committee report as follows:

December 3 she is asking for volunteers to check out the Christmas decorations and to decorate the clubhouse at 10:00 a.m.

December 4 need volunteers to help decorate the outside of the clubhouse at 10:00 a.m.

Poker and Cards at their regular times

Girls Eating Out (GEO) will be at Lakeside Grill at 1:00 p.m. on December 7

Euchre on the 12<sup>th</sup> and 26<sup>th</sup> at 6:30 p.m.

Ladies Tea on December 11 at 1:00 p.m.  
Board of Directors Meeting on December 27 at 6:30 p.m.  
Parade in town on the 8<sup>th</sup> of December  
Wreaths at the cemetery on December 15  
Tour of Tables December 18 (parade at 6:30, then to the clubhouse) She has a sign up sheet out.  
If you have questions, give her a call.  
New Year's Eve party at 8:00. Bring your own drink and an appetizer to share. Myra's son-in-law will be the DJ.  
December 25 the Clubhouse will provide the meat for our Christmas dinner at 1:00. See the sign up sheet to indicate what you will bring.

COMPLIANCE COMMITTEE: Michelle Baldwin said she sent out 14 notices:

- 4 for lights and globes;
- some of the HOA lights need cleaning – she will work on it but needs someone to help
- 7 notices for mold or green on houses, etc.
- 1 for weeds
- 2 more for lights that aren't working.

She also mentioned that the pool fence needs to be power washed as it is turning green. Additionally, the right side of the entry as you are coming in needs cleaning.

ARB: Fred Sterling again reported that the Committee approved two applications, one for a concrete home and a second for a double wide. The concrete home is going in across from John Buccino on 10<sup>th</sup> Avenue.

MEMBERSHIP: Bobbi Wilkins informed everyone that Mike and Lorraine Burokas had purchased for \$20,000 the two lots on 9<sup>th</sup> Way which the Association has just acquired.

In answer to a question regarding the removal of the home on 15<sup>th</sup> Way, she has calls in to the Catholic Charities. Been getting a lot of delays and FEMA still has their hands in the matter as well.

WEBSITE: Diane had nothing to report

SUNSHINE COMMITTEE: B. J. Bolling reported for Mary Ann that she sent out 3 get well cards and 1 sympathy card.

CLUBHOUSE AND COMMON AREA COMMITTEE: Ed Cassetty was not in attendance.

POOL: Gene Bonn asked if anyone had any comments about the pool. In response, the temperature is at 85 degrees. He will check how much propane it uses.

He informed the resident that the committee members did know how to pump water off the cover if needed, or who to call if they didn't. He will make a call to the contractor to remind them that the Association has been waiting on them to provide the service on the cover they had stated they would conduct.

When asked, he stated the pool is always opened by 10:00 a.m. He was informed that that was not always the case. The resident felt that if the person responsible cannot open the pool by then, they should get someone who can.

Michelle Baldwin informed Gene that members of the Committee had contacted the contractor directly to ask whether or not the cover should be left open or be closed when it is known that rain is coming. They were told that the cover should be closed. It is even a good idea to set the pump on the cover in anticipation of rain. The rain will not stretch the cover.

Considerable discussion took place regarding previous instructions and what they found out from the contractor.

LAWN: Bill Buchholtz mentioned their mowed this week.

WEEDS: Bill Buchholtz will be spraying soon for weeds.

NEW BUSINESS: Bobbi Wilkins asked the Board for their approval of a \$100.00 per lot special assessment to reimburse the reserves used to cover the costs of the pool repairs (around \$16,000).

Martha Bucholtz explained her position that the homeowners fees that are paid are for the expenses that come up (such as repairs, etc.). She does not feel the assessment is necessary. She did deplete the reserve for the pool and used approximately \$2,000 from the general operating fund. However, she feels that the surplus the Association will have at the end of the year could replenish the reserve without the need for the assessment.

Considerable discussion occurred regarding the amounts, how accounts are set up, and more discussion on whether or not this assessment would be necessary. It is possible that after the first of the year if we have a severe event which requires additional funds, an assessment could be done in July. However, there is nothing in the foreseeable future that would require us doing anything at this time.

Ford Cook doesn't see anything in the next 2 to 3 years that the next Board will have to address. Nothing in our governing documents state that we have to replace used reserves. He further stated that the pool pump box may need some modification in the future but doesn't see it costing more than \$2,000. Don't forget, everything about the pool is as old as the community.

Martha believes she will have sufficient surplus at the end of the year to avoid the assessment.

A motion was made by Bobbi Wilkins to add a Special Assessment of \$100.00 per lot, seconded by \_\_\_\_\_ . No one was in favor and all Board Members voted No. Motion failed.

The new budget is being prepared and will be sent out with the election packets the middle of December.

Money from the lots acquired by the Association and recently sold will go into the Road Reserve Fund.

Ford Cook reported that a 6,000 watt portable generator has been donated. It has been used 2 times. He is asking the Board if he should pursue making sure it starts, getting it up to speed to use aviator fuel

at a cost of not more than \$300. He was advised by the Board that they would like for him to pursue this project.

RESIDENT COMMENTS:

Ford Cook presented a signed Petition by several residents that B. J. Bolling has presented to Board regarding their disagreement with the Board's purchase of security cameras. Ford indicated that the Petition was too late to make any changes to what had already been voted on and approved.

He read the Petition to those present. Additionally, he read the statutory definition of the duties of a Board member.

Ford stated that the topic of the cameras had been discussed at 5 separate Board meetings, research had been done, a presentation was made, and several bids considered prior to taking a vote. All this was discussed at the meetings, and included in the minutes which are posted on the website.

The Board sets aside personal opinion and acts on what it feels is in the best interest of the entire Association.

B. J. Bolling stated that she wanted to educate the Board to the fact that she was not the only one unhappy with the decision to purchase the cameras. She doesn't feel they will provide any helpful information.

Considerable discussion took place about this issue and the responsibility of the Board and the residents.

Martha Bucholtz reminded everyone that she is pursuing a "Neighborhood Watch" program and will have a deputy come speak to the Association.

A motion to adjourn was made by Martha and seconded by Gene. Meeting was adjourned at 7:30 p.m.

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Bobbi Wilkins, Secretary