

PALM VILLAGE RANCH HOMEOWNERS
BOARD OF DIRECTORS MINUTES
AUGUST 30, 2018

President Fred Sterling called the meeting to order at 6:35 p.m. Secretary Bobbi Wilkins called roll with the following members present: Fred Sterling, Sheryl Wells, Martha Bucholtz, John Buccino, and Bobbi Wilkins. The following members were absent: Ford Cook and Gene Bonn.

President Sterling entertained a motion to approve the Board of Directors minutes of the July 26, 2018, meeting. A motion was made by Martha Bucholtz, seconded by John Buccino. Motion passed unanimously.

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

Emergency Fund	\$10,000.00
Reserves	\$262,605.07
Operating Checking	\$102,890.36
Petty Cash	\$100.00
Social Checking	\$7,095.64
Total	\$382,691.07

Martha reported that she was still waiting on several residents to reimburse the cost of having their trees trimmed this summer.

Motion to accept the Treasurer's Report was made by John Buccino, seconded by Sheryl Wells. Motion passed by unanimous vote.

OLD BUSINESS:

SECURITY CAMERAS: Joe Esposito from Metro Alarm provided the Board and those in attendance with a summary of the equipment he proposed to install at our entry. Mr. Esposito indicated that Ford Cook had contacted him expressing an interest in providing cameras for which he submitted a quote.

He is proposing 3 camera and equipment to send the images back to a DVR in the Clubhouse office. He described the equipment (one camera will capture license plates only, the other two would provide images coming and going). His line of site to get the images to the clubhouse would be the antenna we already have near the clubhouse. The cameras are 4 pixel, 1080p quality. Make and model of a car should be a reasonable expectation. The cameras are commercial grade. There is motion detection and continuous film available. It is a time consuming installation; however, he thought it could be done in a day or day and a half.

One down side is the loss of power. If the community losses power, the cameras won't work. Another issue is the fact that the Association Internet speed is extremely slow. To up the speed would require the installation of a cable from behind the clubhouse (pool side) to the office.

As mentioned there will be a camera specifically designated to capture license plates. Additionally, Mr. Esposito believes you will be able to see the individual(s) barring blacked out windows. The latency, according to Mr. Esposito, is around 1 second.

He discussed hard drives, backups, and other features of the DVR. He will give us a quote on a warranty for Maintenance and one for Damage. He quoted around \$800 to \$1,000 per year. But it wasn't clear as to whether this was just the maintenance or the combination maintenance and damage coverage. He will give us 30 days no cost for any questions or adjustments we might require after installation. He would recommend some sort of surge protection.

If a backup for a specific portion or timeframe is needed, you can copy it to a thumb drive.

The cameras will be placed no higher than 6' because of what they need to capture. He explained some of the line items on his quote and discussed how the bridges would be installed and powered.

After discussion, it may be that 4 cameras would serve us better, so he will submit additional costs.

POOL COVER AND DECKING: Bobbi confirmed that the decking has been completed. Heather (our pool maintenance individual) came in and did some clean up. The decking company will deduct that cost from their bill. The company replacing the cover was contacted, and they said that the Association was on the schedule for September 19. When Bobbi questioned why, they responded with "they might have a cancellation next week". They will call her back on Friday. Depending on the call, a determination will be made as to when to open the pool.

Bobbi does need help with power washing the fence and cleaning the pool furniture. Also she needs volunteers to take some of the furniture from the storage and move them the pool area.

PRESIDENT'S COMMENTS: Fred Sterling voiced his displeasure with the lawn care company. The owner is never here, and they are mowing on our watering days. They were originally to mow on Tuesday – now it could be Wednesday or Thursday. He wanted the Board to send Jose a letter.

Bobbi mentioned that Mr. Coonrod has withdrawn his name as lawn liaison.

Don Landis said he would volunteer to be the lawn liaison and would talk with Jose prior to the Board sending out any kind of letter.

A motion was made to assign Don Landis as the Lawn Liaison was made by Martha Bucholtz, seconded by John Buccino. Motion passed by unanimous vote.

UPDATE ON FRONT ENTRANCE LIGHT REPLACEMENT: This item was not discussed.

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

- Labor Day Picnic at 1:00 p.m. at the Clubhouse on September 3
- Girls Eating Out (GEO) will be at Parrot Grill at 1:00 p.m. on September 7
- Poker and Cards at their regular times
- Euchre on the 12th and 26nd at 6:30 p.m.
- Ladies Tea on September 11 at 1:00 p.m.
- Potluck (no theme) on September 22 at 6:00 p.m.
- Board of Directors Meeting on September 27 at 6:30 p.m.

SUNSHINE COMMITTEE: B.J. reported for Mary Ann that she sent out 8 get well cards.

COMPLIANCE COMMITTEE: Jim Gallagher reported that there was only one light he was working on, and a home that needed power washing. He will contact the owner as they are out of town. He said Ford wanted an update on the home to be demolished. Bobbi indicated that a certified letter had been sent giving the owner 15 days to respond. She has not yet received the green return card back.

ARB: Nothing to report.

MEMBERSHIP: Bobbi reported that she will be interviewing the buyer for Joe Cirillo's home on Friday.

WEBSITE: Diane stated that all the normal information is on the website (minutes, calendar, and agenda) and that she also placed a new photo of the clubhouse on the front page. She also updated some photos in the Activities section.

POND AND SPRINKLERS: No one in attendance, so nothing to report.

FRONT ENTRANCE: Ed is not here, so nothing to report.

LAWN AND WEEDS: Bill said he had sprayed the hyacinths. He will check back in a few days to see if he needs to spray them again.

NEW BUSINESS:

STREET SIGNS: John Buccino indicated he had been made lead person on getting the street signs installed. He has hired someone (licensed and insured) to actually install all street signs and 2 stop signs. The poles will be placed in cement.

ELECTION: Bobbi announced that we need 4 or more individuals to submit their resumes for the Board. There are three vacancies and a resignation. Please talk to your neighbors and consider volunteering yourself. The resumes are needed by November 1.

RESIDENT COMMENTS: Don Landis addressed the Board regarding the two trees on Lot 214. He has been maintaining them since he moved to the community. However, they have gotten too large for him to continue. He asked Jose to trim them back (he provided the Board with photos of when he moved in, how they looked prior to trimming, and the final product). It has become difficult for utility vehicles to pass between them, and the branches are a hindrance to the mowers. Jose charged Don \$300.00 which has been paid. Since they are on Association property, Don asked the Board if he should submit the bill. If not, he will take care of it.

The Board asked Don to submit the bill.

Don also presented his comments to the Board about the proposed camera installation. He is not specifically opposed, but would like to know what we expect to get for our purchase. He suggested that the Association might want to speak with the Sheriff to ascertain their opinion of the usefulness and/or experience with this type of installation. This could be a deterrent as a benefit.

Don also mentioned the fact that our internet speed is extremely slow and would require installing a cable from back by the pool area to the office (which won't be a pleasant job).

B. J. doesn't think the cameras are needed. She also stated that it would have to be included in next year's budget since it was not provided for in the 2018 budget. The \$10,000 emergency fund couldn't be used as it is not an emergency.

A brief discussion took place on the pros and cons of the proposed project. The Board is waiting for an updated quote as asked for previously during Metro Alarm's presentation. More input is needed prior to any decision.

A motion to adjourn was made by John Buccino and seconded by Martha Bucholtz to adjourn the meeting. Meeting was adjourned at 7:48 p.m.

Bobbi Wilkins, Secretary