

PALM VILLAGE RANCH HOMEOWNERS  
BOARD OF DIRECTORS MINUTES  
June 28, 2019

I. **CALL TO ORDER:**

President Jim Gallagher call the meeting to order at 6:30pm.

II. **ROLL CALL OF OFFICERS**

PRESENT: Jim Gallagher, Gary Bach, Darlene Plants, John Buccino and Leon Stitt  
ABSENT: B J Bolling and Ed Cassitty

III. **PLEDGE OF ALLEGIANCE**

IV. President Jim Gallagher made a motion to approve the Board of Directors minutes of May 30, 2019. A motion was made John Buccino by and second by Leon Stitt. Motion passed

V. **TREASURER'S REPORT:**

Darlene Plants presented the Treasurer's report for B J Bolling reflecting the following:

Emergency Fund	\$10,001.77
Reserves	\$318,420.09
Operating Checking	\$75,829.33
Petty Cash	\$100.00
Social Checking	\$7,699.44

Motion to accept the Treasurer's report was made by Leon Stitt, second by John Buccino.  
Motion passed.

VI. **PRESIDENT COMMENTS:**

President Jim Gallagher: I have no comments.

VII. **OLD BUSINESS:** Emailing and texting service

The email blast went out and it is up and running. If you did not receive the test email please contact Claudet Benton [claudet1564@hotmail.com](mailto:claudet1564@hotmail.com). Committee chairperson are responsible for reporting any issue so an email can be sent out. (like pools is closed or meeting tonight)

**MAILBOXES: Jim Gallagher**

Unfortunately, we need to purchase one more mailbox. the price of the mailbox is approximately \$1200. A motion was made by John Buccino and second by Gary Bach. Motion passed.

**Notary Service: M J Bach**

I have received my notary stamp. I will provide notary service free of charge to residents.

**Dog Complaint: Gary Bach**

We have been recently informed that there is a Pitbull residing in Palm Village Ranch. Several residents are concerned about the dog. It is among the dogs that are not allowed in Palm Village Ranch. I researched it a little bit and finally saw the dog myself. The resident brought the dog out the back ditch and took it out front to walk it. I did some research and found out on her application she had put pi and crossed it out, put mixed breed. She knew it was a Pitbull when she moved here. She was sent a certified letter stating she had 15 days to remove the dog. She received the letter June 1, 2019. She scheduled a meeting with Leon Stitt and Gary Bach. At the time she told us that it was her son dog and he had moved. I told her that was no excuse she still had 15 days to remove the dog. On June 18, 2019 I received a total of three phone calls from the resident with the Pitbull. The resident advised the temporary housing for the dog had ended and she had no where else to go until a permanent situation could be established. The resident advised she need more time. I advise the resident I could not nor would not allow her more than the 15 days she had already been given. For reasons of liability not only for Palm Village Ranch but personally for the board as well. The resident understood however she was not going to give the dog to someone she didn't know. The resident stated the board would just do what they had to do. The board imposed a fine of \$50.00 per day until the dog was removed. Motion made by John Buccino second by Leon Stitt to contact the attorney. Motion passed.

The next issue is a resident with the appearance of her lot. She has been sent a certified letter to clean up the property. The property has pipes and hurricane straps sticking out of the ground. The property has bare spots, it needs to have sod or grass. She has not done so she will receive a certified letter telling her that she will be fined \$10 per day until she is in compliance. Motion made by John Buccino second by Leon Stitt to contact the attorney. Motion passed.

**Landscaping**

They are cutting the grass at different levels and they are blowing the grass into the flower beds. A lot of residents are complaining, if you have any complaints with the lawn service contact Bill Bucholtz, he is the liaison. The current lawn company contract is up in November we need to look into getting estimates from other lawn companies.

**Appeals Committee:**

We need more people on this committee, board members cannot be on the appeals committee. What the appeals committee dose for instance the resident with the pit bull. If she wants to dispute the fines she can go before the appeals committee. Roger Warner and Bill Belleau have volunteered.

Remember if you need to get an email out to the residents of Palm Village Ranch contact Cluadet Benton.

Jim Gallagher, need to ask about the attorney, who would like to contact him. Gary Bach said that he would. It needs to be Jim Gallagher or Darlene Plants. Darlene Plants volunteered.

Gary Stated the new residents are asking why they see things being done that they were told they can't do according to the by-laws. For example, the no parking signs a crossed a driveway when the by laws states no signs. We voted to let residents put up holiday signs for one week before and one week after the holiday. Jim has to take his sign off his truck, but some others that are in here do not. Please read the rules and regulations to make sure you are in compliance. If you want to change a rule, we can do it at the Annual meeting in January. It just needs to be brought to the attention of the board.

**VIII. COMMITTEE REPORTS:**

**a. SOCIAL COMMITTEE: Marilyn Yoder**

GEO	July 5, 2019	1:00pm	Ok Corral
Ladies Tea	July 9,2019	1:00pm	
Pot Luck	July 20,2019	6:00pm	
Board Meeting	July 25, 2019	6:30pm	
Bingo	July 3,17 & 31	6:30pm	
Euchre	July 10 & 24	6:30pm	

**b. COMPLIANCE COMMITTEE: M. J. BACH**

Please look at your roofs, pavers and the sides of your house that face north. Door knockers will be going out next week for those that have issues. If you have a complaint please put it in writing and submit it to the office.

**c. ARCHITECTURAL REVIEW BOARD: Jim Gallagher**

None

**d. MEMBERSHIP: DARLENE PLANTS**

Gregory and Vicki Shuck 4310 SW 10<sup>th</sup> Ave

**e. WEBSITE: M.J. BACH**

Up and running

**f. SUNSHINE COMMITTEE: Rose Werner**

Not in attendance

g. **CLUBHOUSE & COMMON AREA: Gary Bach**

We have had a few breaks in the sprinkler lines they have been repaired.

**POOL: ABNER STOLTZFUS: Abner Stoltzfus**

The pool was closed down due to some issues, they have been fixed and the pool is open. The pool company told us that we need to replace the filters for the pump. The cost is \$ 657.83. Motion to purchase the filters was made by John Buccino second by Leon Stitt. Motion passed.

**LAWN: BILL BUCHOLTZ**

I had Applied Aquatic Management come and sprayed the water lettuce. They have killed the water lettuce. I have made barriers to hold back the water lettuce. When it starts to grow I will purchase the proper chemicals to do the job. I am doing some research to find a bigger pump.

**IX. NEW BUSINESS:**

None

**X. RESIDENTS QUESTIONS AND COMMENTS:**

Gene Bond asked if we are going to get a bigger pump for the sprayer. Bill Bucholtz is doing the research.

**XI. ADJOURN THE MEETING**

Motion by Leon Stitt second by John Buccino meeting adjourned at 7:15 pm

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Darlene R. Plants, Secretary Palm Village Ranch

