

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, June 27, 2013

President Sheryl Wells opened the meeting at 6:36 p.m. The roll was called and the following Board members were present: Sheryl Wells, Sandy Landis, and by phone Jerry Slafsky and Dave Berglund. Sue Solloway and Walter Bell were absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the May 30, 2013, Meeting Minutes. Jerry Slafsky made the motion, and it was seconded by Dave Berglund. Motion passed by unanimous vote.

Sue Solloway was absent and had not left a Treasurer's Report. When she returns one will be sent for review.

President's Comments: Sheryl Wells had no additional comments at this time.

Old Business: President Wells stated the agenda called for discussion on the front entry rock replacement. However, she had not had an opportunity to distribute the information to the Board for review. She asked that this item be placed on July's agenda.

Social Committee: Bobbi Wilkins reported on the following events:

- July 4 Picnic at the Clubhouse at 1:00 p.m. Chicken and brats will be provided. Bring a dish to share.
- Monday and Thursday, cards at 1:00 p.m.
- Friday, July 5, Girls Eating Out (GEO) at Cowboys at 1:00, meet at the Clubhouse at 12:30
- Ladies Tea will be July 9 at 1:00 p.m.
- Potluck on July 27 at 6:00 p.m. Bring a dish to share.
- July 25 is the Board of Directors Meeting at 6:30 p.m.

There is no Euchre until Fall since we don't have enough players. Also, crafts are temporarily cancelled until there is more interest.

Compliance Committee: Herb Wells reported that 22 notices had been sent. He did have one issue needing Board guidance involving property owned by Robert Lockheed. The roof is in bad condition showing a lot of mold. Herb has been in contact with the resident and was told they would deal with the situation when they returned. Apparently they did not have time to address this issue due to work on their business while here last winter. Normally, the Association would proceed with getting the item corrected and then bill the resident. The roof is not safe to walk on because it is constructed of tin. Possibly the "pole cat" can be used to wash it. In answer to Jerry Slafsky, if the resident does not pay after we proceed with corrective measures, it goes to a lien. Jerry Slafsky did not feel there should be any exception in the way we handle these matters. He felt that a note could be sent with the bill that the Association will expect payment within a certain number of days or a lien will be filed. The Board is in agreement to ask Charlie's to do the power washing.

Architectural Review Board: Nothing to report

Membership Committee: Sandy Landis stated she had conducted one interview for a contract that had been submitted for Bill Renne's home. However, she has not heard whether or not their offer had been

accepted. Additionally, she has had conversation with a buyer for the Jenkins property. The interview is to take place the weekend after the 4th.

Website: Rhonda is out of town.

Clubhouse and Common Areas: Nothing to report.

Pool: Nothing to report.

Front: Nothing to report.

Lawn: Herb Wells reported that Charlie's would be working on trimming trees within a week.

Weeds: Herb Wells indicated that weeds had been sprayed along the curbing and streets. Previously, the Association had sprayed some driveways but that had been discontinued. Herb asked if it might be cheaper to ask permission to spray weeds within cracks of driveways rather than the cost of sending notices and the postage involved. Weeds is the major reason for notices to be sent. Jerry Slafsky suggested a mass email be sent asking residents permission to spray their driveways as "it has become a problem and the Association would be happy to proceed, please send confirmation back that you allow the Association to spray". Herb will look into proceeding with this suggestion.

Sunshine/Welcome Committee: Marilyn Yoder reported in Mary Fritz absence that she had sent out 3 get well cards. She also reported on the condition of two other residents and will follow up with cards to them as well.

New Business: Herb Wells informed the Board that the clubhouse gutter is in need of replacement. This was discovered when Mike Childs was power washing and could see through the guttering material. Herb received a quote from JT Guttering to replace guttering and downspouts for the entire clubhouse (all the way around). The quote was in the amount of \$2,450 for 6" seamless gutters and downspouts. Jerry Slafsky asked what would be the downside to not putting gutters on the back of the clubhouse near the canal. Herb felt there could be erosion around the ditch and sidewalk. Plus the guttering alerts us of any leakage issues with the solar panels. Dave Berglund believes we should have guttering the entire perimeter of the building. Dave Berglund made a motion to accept JT Guttering's bid for 6" seamless aluminum gutter and downspouts in the amount of \$2,450 with warranty. Seconded by Sandy Landis. Motion passed by unanimous vote.

Resident Comments: None. However, Jerry Slafsky asked why there wasn't a procedure in place to pay the HOA dues electronically without having to write a check. In response, there are two ways it can be done (and is being done by several residents). One is to set up a money transfer by getting the account and routing number of the Association bank and having the resident's bank transfer the money. A second way is to set up a payee within your own banking services online. You can set the timing, the amount, and where it goes (and stop it at any time or change it at any time) all from your computer.

Motion was made by Jerry Slafsky to adjourn, seconded by Sandy Landis. Meeting was adjourned at 7:09 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____