

Palm Village Ranch Homeowner's Association
Board of Directors Meeting
September 24, 2015

President Sandy Landis called the meeting to order at approximately 6:31 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Fred Sterling, B.J. Bolling, Rosalie Stinson and Bobbi Wilkins. Diane Timmons was absent.

Sandy asked for a motion to dispense with the reading and the approval of the August 27, 2015, Minutes. Motion was made by Fred and seconded by Bobbi. Motion passed by unanimous vote.

Treasurer's Report by B.J. Bolling gave the following information:

Emergency Fund	\$ 10,000.00
Operating Checking Account	46,026.47
Reserves	184,276.47
Social Checking	4,824.10
Accounts Receivable	28,374.30
Petty Cash	100.00
Total Checking/Savings	245,243.10

B.J. will be sending out late notices for outstanding fees.

President's Comments: Sandy stated that we still need another Board Member to take over Carl Fritz's position. If anyone knows of someone to fill that position please, let a Board Member know. Also, next year there will be three Board Member positions that will be up for elections. Anyone wishing to fill one of these positions please send in your resume.

Only one person has volunteered to help Bobbi with the election process. There are two phases of the election process: getting the materials ready to mail out, and counting votes the night of the meeting. Peggy Lampi and Rhonda Smits volunteered.

Sandy talked to the Post Office again about the destroyed mailboxes. They said it took them awhile to get the police report. They sent it on to their Risk Management; and as soon as they get that processed, they would be working on getting it repaired.

Social Report: Bobbi Wilkins

There was a great turn out for the Mexican Pile-On and it actually made a little money.

- (a) Friday, October 2 will be next GEO at OK Corral. We will carpool from Clubhouse at 12:30. Reservations have been made.
- (b) Tuesday, October 13 is Ladies Tea at 1:00. Peggy & Marilyn hosting.
- (c) Saturday, October 17 will be Pot Luck Dinner at 6:00. It will be Soup, Salad & Dessert. Please sign up with what you plan to bring.
- (d) Thursday, October 29 will be next Board of Directors Meeting at 6:30.
- (e) Euchre will be on Wednesday October 14 and 28 at 6:30. We would like to have some more players.

Compliance Committee: Rosalie Stinson

She and Jerry went out on Sunday, and then she made close to a dozen phone calls, mainly calls to those who are up north or traveling. They thanked her for letting them know and would be calling someone to take care of the issues. Rosalie sent out two letters; and hopefully, they will respond to the request. She feels calling them is working out better than sending out the cards or letters.

ARB Committee: Fred:

There was one resident who came before the Architectural Review Board for a fence, which was approved.

Membership Committee: Bobbi/Sandy

We have been busy doing interviews. This year alone, the community has had 22 sales and sold a total of 38 lots. There have been 4 recent sales; thus there has been a lot of activity.

Website: Rhonda Smits

She received an e-mail from Rolland and Eva, and they gave us their new e-mail address which will be posted on the board. They said they remember every resident and do not forget us.

Clubhouse and Common Area: Don Landis

When we had the hurricane scare, Don came down and looked at the shutters to see what they would need in repairs to protect the clubhouse. He came up with a plan for future hurricanes. There will be a plan in a toolbox in the men's restroom with items and instructions needed to put up the shutters. This plan has been laminated and tells where the shutters go and all the shutters are now marked. Also, tells what to do to prepare for the hurricane, i.e.: removed pool furniture, secure pool equipment, and what else might need to be done, etc. He has also made three more laminated sheets which the Board can decide where to put these. Don talked with Charlie's and they would put them on for us as the last resort if we cannot get volunteers. He checked about getting hired manpower from Labor Finders which would be \$16.00 per hour per man. Sandy said we would probably put one of the hurricane informational sheets on the bulletin board and the other in the office.

Ponds and Sprinklers: Pump is still off and will probably stay off for awhile as long as we get enough rain.

Front Entrance: Don is going to pull the two bougainvilleas and figure out something else to replace them. Bobbi suggested he talk with Ed Cassetty about what to replace them with as he had owned a landscaping business.

Pool: There are plants that look like clumps of grass around the pool and the clubhouse area that Don is going to cut back close to the ground as a test. Let him know what you think.

Lawn and Weeds: Don is the liaison for Charlie's; if you have problems, he will get in touch with them and get it fixed. Weeds were sprayed on Sunday, including the fence on the North side of the road.

- The county has been working on Whidden Ditch just north of our property, so they should be working here soon.

Sunshine Committee: Rose Wermer

She had nothing to report. She will need to send a get well card to Ed Cassetty.

New Business: Sandy was approached a little over a week ago, by a resident stating that they were trying to get their tree trimmed, they were told by the person that was to trim them to get on the list. Which Sandy did not know anything about, so her question tonight to the Board is: do we want to trim palm trees again this fall? She has been quoted \$25.00 per tree by Joe's Landcare (working through Charlie's) who is the same company that did our trees in the spring. The Association trees alone (there are 175 trees), would be \$4,375.00. Fred asked if we could hold off until the next meeting and he would try to get some more quotes.

According to what Sandy was told Joe's Landcare trimmed them in a 10 and 2 cutting. If they are cut like a pineapple top, they will die because they do not get enough water. B.J. asked what is the latest we could get these cut. Sandy told her that last year they were cut one time, this year they were cut in May/June. Now it is up to the Board to decide what they want to do. If we do this before everyone gets back, a lot of phone calls will have to be made to find out who wants their trees trimmed. B.J. thought we should wait until more residents got back. This will be put on the agenda for the next meeting. B.J. and Fred will look into others that trim trees and get their estimates

Sandy has been questioned about yard sales, she was asked if residents could put items out on their driveways to sell at anytime. According to our covenants the answer is no. The covenants state: *"9.2.2 Garage or Yard Sales. Individual "garage" or "yard" sales may not be conducted. A community yard sale may be held semi-annually as determined by the Board of Directors. The sale(s) will be under the direction and sponsorship of the Social Committee."* She asked the Board if we wanted to alter this, which everyone said no.

We found out that Freedom Ranch will be holding their yard sale on November 14, so we will hold ours on November 7. That way we do not coincide with them, as we did last year.

The next item on the agenda is a proposed increase in the Homeowner's Association monthly maintenance dues. According to our covenants Article 7, Section 7.3, the Board has the right to levy and collect additional general assessments which can be adjusted periodically if it is determined that there is insufficient funds to cover our expenses. This item is a Board decision – not one that requires a full membership vote. B.J. went over the increase that is needed. A lot of research was done to keep this realistic and reasonable. The increase that is needed will be \$10.00 per lot which comes to \$120.00 per

lot per year, \$.33 per lot per day, or \$2.30 per week. The reason we need to raise the fees is because Charlie's has increased his rates (which he has not raised since 2008). Our dues also, have not been increased since 2008; and at that time, we went from \$50.00 to \$52.00 per lot per month. We are extremely short on our reserves for the road fund, the cost of everything is going up and much of our equipment is getting older, which we will need money to repair or replace. The road maintenance reserve fund only has \$131,279.22, and we have an estimate of approximately \$280,00.00 to completely redo the roads. Plus, we still have to maintain the roads. We were told we had approximately 10 years or so before we have to replace the roads. Just maintaining the roads previously, we have spent \$22,750 in 2008 to patch and \$10,644.00 for road topcoat maintenance in 2012. The increase in dues will go into the road fund and general fund. We need to have \$20,000.00 in the emergency fund, and we only have \$10,000.00. We need to remember the prices quoted are today's, and we do not know what it will be in 10 years. Sandy said that by increasing the amount to \$120.00 per lot per year (and we have 230 lots that are paying dues) gives us \$27,600.00 additional funds for the year. Of that amount 13,068.00 goes to Charlie's for the increase in lawn care. That leaves us \$14,532.00 to put towards our reserves and other increased costs. Any of the funds from the lots that are owned by Palm Village Ranch and sold will go towards the road fund. We are still not going to have enough if we have to replace the roads in ten years, but we did not want to make an increase any more than we had to at this time. Also, the Clubhouse air conditioner was installed in 2008, the irrigation pump could be another big expense, the Clubhouse needs to be painted inside and outside, the work that we have had to hire out has caused us to get into the emergency fund, as well as unexpected maintenance issues with the pool.

Mike Childs suggested we just go ahead and do this and stop wasting time. At the age we are now, there is no reason that we should not hire the work to be done.

B.J. stated that if we do not allocate the reserves to a certain account and something happens we can use this money for other expenses. But, we do try to put the reserves where we think that they will be needed. Fred made a motion to increase the dues by \$10.00 per month, per lot. Bobbi seconded the motion. There was no further discussion. Motion passed unanimously. The increase will be effective January 1, 2016.

Resident Questions/Comments:

Rosemary Wermer: She was questioning the increase as she is on Social Security, and that the increase was more than we had done before. It was explained to her about the decision that was made.

Don Landis: Talked about someone who is doing work for us, he is licensed and insured, and he will be doing other work for us. He had quotes from this other company for those issues: The bulletin board to clean and paint \$320, shuffleboard signs clean and paint \$135, the golf cart storage area, fish cleaning station and fence around golf cart parking area \$310. B.J. thought we should wait to get this done, and she will get other estimates. This will be put on the October Agenda.

Fred made a motion to adjourn the meeting, Bobbi seconded the motion. All were in favor. Meeting was adjourned at 7:15 p.m.

Respectfully Submitted by Bobbi Wilkins, Secretary

Approved _____