

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
March 28, 2019

President Jim Gallagher called the meeting to order at 6:30 p.m. Secretary Darlene Plants called the roll with the following members present: Jim Gallagher, Gary Bach, Martha Bucholtz, Darlene Plants, Ed Cassetty, John Buccino and Leon Stitt.

The Pledge of Allegiance to the flag was done.

President Jim Gallagher entertained a motion to approve the Board of Directors minutes of February 28, 2019 meeting. A motion was made by John Buccino seconded by Gary Bach motion passed.

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

Emergency Fund	\$10,000.00
Reserves	\$318,336.36
Operating Checking	\$58,357.76
Petty Cash	\$100.00
Social Checking	\$8,192.63

Motion to accept the Treasurer's report was made by John Buccino and seconded by D Cassetty. Motion passed.

Presidents Comments:

It has been brought up that we didn't get more than one estimate for the sprinkler repairs. Just to let everyone know that we do not need to get multiple estimates if we are under the 5% operating budget and reserve.

Old Business: Arlene Booker

Arlene Booker talked about the e-mail and texting service. This email and texting service would be beneficial to all the residents who signed up for it. Not only will it email you it will text you to let you know the road's closed or come to the dinner at 6:00 instead of 6:30. Jim, I can tell you by experience that in some of these houses if I'm sent a text I will not get it right away sometimes not until the next day. You can get it by email, text or your landline. You can have it set up for more than one person in the household.

POOL: MJ Bach

There has been some interest in changing the pool over to salt water. M J Bach it's just some research on converting the pool to saltwater. Basically, it's a separate cell. In essence you're converting salt to chlorine. The saltwater system is cheaper it could save us up to \$700 per annum depending on how much salt we use. The actual cell only has to be replaced every five to seven years as opposed to a chlorine pump which has to be replaced every three to five years. We need to find out if converting to

saltwater will void any warranties . Michelle Baldwin commented we need to find out if there's any leaks because if we're continuing to add water we are also having to continue to add salt. So we need to find out and have the leaks fixed before we convert over.. We need to do some more research on converting the pool to saltwater, we will bring that up at the next meeting.

TREES: Jim Gallagher

The next order of business is the trees and before we can put out the sign-up sheet, we need to get with Jose to make sure that the price is going to be the same. We are going to be trimming the trees in August, and then hopefully going to once a year. It has been brought up that we are over trimming the trees. Again if you sign up to have your tree trimmed you have to pay for it in advance or your tree will not be trimmed. We will not be chasing money for trees that were cut and not paid for.

SOCIAL COMMITTEE : B.J. Bolling

I was told before I go any further that Martha is having Bible study at her house on on the first and the third Monday of every month at 6:30. We are having Geo at the OK corral it is a little bit of a trip out there so if you want to meet up at the clubhouse and carpool. Please be here by 20 after 12 so that we can leave here at 12:30. If you can call and give me a heads up of how many are going to go so I can get a headcount. We have the ladies tea on April 9 at 1 o'clock and after the tea we will have a social committee meeting. If you're interested in doing something please come to the meeting. The potluck is on April 13 at 6 o'clock. I still have sewing and crafts down for April but I don't know if I have it. Rosie will not be having bible study in April. Jim, we have had some people that are interested in getting bingo starting back up. We have decided to have it on the first Wednesday and the third Wednesday of the month at 6:30. Bring your own drinks and snacks, the bingo cards are going to be paper .We are going to use pens or pencils to mark them. The concern with the dobbers is that they might mark up the tables. It'll be three for two dollars or six for four dollars and that will be for all 10 games. The money that is brought in it's going will be going back out, there's no profit it's just for fun. Jan and Joe Long are in charge. BJ asked Martha if she has the net profit for the fashion show. Martha did not have it but she said she would look it up for BJ. BJ said that she could guess what the profit was because the ticket sales were \$1,650. The expenses were about that much, we made about \$1504 off of the teacup action so that was our profit. I just wanted you to know how hard everyone worked at this Fashion show, Sandy, Jan and Myra. Also a lot of ladies helped out to make it great.

COMPLIANCE COMMITTEE :Michele Baldwin

Mostly this time I gave out notices for poles and globes that were dirty. Carports that were dirty on top, I would just like everyone to take a minute and look at their property. Some of the globes have bugs in them and need to be cleaned. Some of the light poles are beyond cleaning and need to be painted. Other than those two things I really appreciate that when I give out these notices. Everyone seems to respond and correct the issues.

ARCHITECTURAL REVIEW BOARD : Jim Gallagher

The Donahues are building a house and garage on 44th Blvd. The only problem that we had was the sprinkler line runs between the two lots. We instructed Mr. Donahue to let the builder know about the sprinkler line. It should not be a problem to remove the line and cap it off.

MEMBERSHIP: Darlene Plants

Larry and Jenny West	1335 SW 44 th Blvd
Charles and Audrey Wendt	4340 SW 9 th WAY
Gary and Myrtle Fuller	4281 SW 9 th Way
Roger and Sheri Warner	4341 SW 12 th Way

WEBSITE: Diane Timmons

I have good news and bad news, I have had my house for sale for the last six months. I have gotten a contract on it. We will probably be leaving sometime between 1 June and 1 July. I have been taking care of the website for the last 2 ½ years, and we are going to need someone to volunteer to take over my duties. Does anybody here take care of the website or run their own. I don't spend a lot of time on the website just have to download three things each month. I download the minutes for the month, the agenda for the meetings and the calendar. If anybody is familiar with the Internet it is very easy to upload these three documents every month, and I will be around to teach a person how to do it. We have a volunteer MJ Bach has volunteered to do the website. Thank you MJ.

CLUBHOUSE AND COMMON AREAS:

Pond and Sprinklers: Gary Bach

If you have been back by the pump house you will notice that it has a padlock on it. The reason for this is because someone has gone in there and messed with the timers. We had an issue with the house that was torn down on 15th. The contractor who remove the house broke a sprinkler line. Water was gushing out so I turned off the water. Someone went in and turned the water system on. Also I had change the timer so that we could water on Saturdays and Sundays. Someone went in and turned those two days off. So needless to say we have a padlock on the door now. Another issue I change the timers to daylight savings time and this person questioned why we changed it to daylight savings time.

FRONT ENTRANCE: ED Cassetty

I guess everyone notices that we have put mulch around some of the trees out front. We will be working on the other side as soon as the grass around the trees dies. We are wanting to wait until Friday when Home Depot marks down the mulch to save a little money. Michelle Baldwin, brought a concern about the mulch being blown around by the mowers. She asked if we were going to put an edging around it. She was told that I would be done just like the trees at Seminole Cove. Jim, thanked Ed Cassetty, Gary and MJ Bach and Bill Bucholtz.

POOL: Abner Stoltzfus

Abner is not here, so Jim spoke in his place. Just to let everyone know that we let go of the last pool company and hired a new one. The old pool company was not doing us justice and they were taking advantage of us. We're not going to go after him we're just going to let it go, but we will be reporting them to the Better Business Bureau.

LAWN: Bill Bucholtz

The lawn is doing well, I noticed that when the OUA finished their work out front that there is quite a mess out there. I think we should wait a week and see if they re-sod the area where they excavated the ground. If it is not done I think a board member should give them a call. The canal at the back of the property will be sprayed this weekend. Michelle Baldwin, brought up the tree behind the house on 13th. We are still trying to get a hold of the owner of the property. Someone also brought up the roof at that property on 13th. We are trying to get a hold of the owner of the property, because the person that is living there is renting.

Martha Bucholtz, I am not going to mention any names but we have eight people that are 90 days overdue with their HOA fees . If I can 30th of March they will be charged an additional \$25 late fee. If you're having issues with not being able to pay your HOA fees please come to me and we'll see if we can't work something out. From now on if you give me a receipt for payment on it an expenditure, if you look over by the office there is a corkboard and I will put the envelopes on the corkboard. Also please do not put checks or cash in the box that is on the outside of the building. When it comes time for voting in January please do not put your HOA checks in with your envelopes used for voting. Several checks have gotten lost or shredded. Please remember to put your checks in the box that is of the door of the office. Gary Bach, when we voted I signed up to volunteer for the appeals committee. I found out that as a board member I cannot be on the appeals board. Also family members of the board cannot be on the appeals board. As of this date we have three people on the appeals committee BJ Bolling, Fred Cook and Robert Coutant. We are in need of two more members on the appeals committee. Brad Bomersbach will volunteer. BJ Bolling, will check to see if she can get Rhonda Smits to volunteer.

NEW BUSINESS: Jim Gallagher

Jim, it was brought to my attention that the pool room gets a lot warmer than the rest of the clubhouse. We looked into two different options and I think the board is leaning towards increasing the duct work to get more airflow into the pool room. We got two proposals but I don't think that they are apples to apples. One of the proposals was from Quality Air and the other was from AC Today. I have looked at both proposals and I am comfortable with going with Quality Air. BJ Bolling, states the Quality Air has been changed to Miller AC. We will check to make sure that the proposal that Quality Air gave us will be honored by Miller AC. Motion was made by Martha Bucholtz and second by Leon Stitt to move forward with this AC as long as Miller AC honors Quality Air proposal. All those in favor I motion is passed. Leon is going to go over and speak to Quality Air which is now Miller Air and make sure this proposal is still valid. The other part that we were discussing is tinting the windows in that room but we are going to table that for now. To see if adding more AC duct to that room will cool it down.

ARLENE BOOKER:

I think about three years ago Tom had a heart attack, we talked about getting a defibrillator for the clubhouse. And then last year at one of the potlucks somebody passed out, we got all excited again and we were going to purchase one but we haven't. I don't think we have moved forward on this and it is a really important thing for us to have. I think this is an important thing to have especially since we are in a over 55 community. Martha Bucholtz, I agree with you hundred percent but you just can't go out and purchase a defibrillator. You have to have people trained and the clubhouse has to be accepted. We need to have someone head up because you need to make sure that you have people that are trained on the machine. Gary Bach, asked how many people would be interested in becoming certified in operating a defibrillator. About a dozen people raise their hands. MJ Bach said that the sheriff department or the fire department will certify us to operate the defibrillator. Jim, commented that he

thinks this is a good idea. But we need someone that would head up the research and finding out what we need to do to become certified. MJ Bach, how about a establishing a committee to look into training, cost and insurance. MJ suggested that we table this idea until January when we have more residents here. There would be a bigger pool of volunteers to choose from. We are going to table this until January but in the meantime we will be looking into what we need to do in order to have a defibrillator. Arlene Booker has volunteered to do the research on getting the defibrillator.

Myra, brought up the street sign on eighth way. Jim is looking for the sign it was missed labeled and was put in the storage room. I went in there to look for it and could not find it as soon as I locate it. I will take it up to the sign guy and have him correct it.

Jim made a motion to adjourn the meeting was made by John Buccino and seconded by Gary Bach. Meeting was adjourned at 7:35 p.m.