

PALM VILLAGE RANCH  
Board of Directors meeting minutes  
May 25, 2017

Fred Sterling called the meeting to order at 6:30 p.m. Those present were Bobbi Wilkins, Joe Cirillo, Fred Sterling, Rosalie Stinson, Ford Cook and Diane Timmons. Martha Bucholtz has an excused absence.

Ford Cook moved to accept the minutes from the April 27, 2017 Board of Directors meeting. Joe Cirillo seconded. Motion passed.

Treasurer's report: BJ Bolling reported for Martha Bucholtz. The Emergency fund is \$10,000, the Reserve is \$214,190.33, Operating Checking is \$81,051.33, Petty Cash is \$100, and Social Checking is \$6,071.22, for a total of \$311,412.88. There are also some undeposited funds in the form of checks that are dated in the future. Ford Cook has asked for a budget printout that shows these totals for the same month last year so we can compare last year to this year's figures. BJ says this is possible and she will provide this for the board. Ford Cook moved to accept the treasurer's report, seconded by Bobbi Wilkins. Motion passed.

**President's Comments:**

On the four properties that were significantly behind on HOA fees, we sent a letter to the lot owners stating that we would consider a quitclaim deeding the property back to the association and drop the HOA fees.

Bobbi Wilkins reported: The letters went out to the four offering to drop the HOA fees for a quitclaim. One replied immediately, Lot 90 Bell, and said yes to the quitclaim deed. The property is next to the pumping station on 9<sup>th</sup> Way. This owner owed \$7,180 as of July 1, 2017. We contacted our real estate attorney and the paperwork is underway. There is a tax lien on this property of only \$541 because it is a vacant lot.

Another owner is blaming the HOA for not finding her (Lot 76, Nix/Little). The mailings to her kept coming back. She said we should have checked the county tax collector records to find her correct address. She has paid her county taxes every year. If it is agreeable with the board, this lot owner would like to split the amount owed for her property, 50/50, to bring it current. Ford Cook recommended that if we start fresh with this owner, we need to stipulate this is a one-time deal. We will not forgive in the future if she falls behind. The total owed as of July 1, 2017 is \$2,112. This owner threatened to fight us legally if we do not agree to the split. In 2016, we had filed our own lien (no attorney, just a \$10 recording fee) on the property, but the notices kept coming back. As soon as we get this payment, we will release the 2016 lien.

Fred Sterling stressed that state statutes that regulate HOAs require us to post the property or run the notice in the newspaper if the mailings come back, before we can fine or foreclose. We did not

research for this address. In his opinion, it will cost a lot more than \$1,000 if she gets an attorney. In the future for this and all properties, we will research until we get a good address. This action seems preferable to paying our attorney over \$5,000 to foreclose on the property.

BJ Bolling made of point saying she thinks we are making a big mistake by forgiving any part of these HOA fees for the owner of Lot 76. The owner knew she owed this money. BJ says she believes we should consult our attorney before making this decision.

Joe Cirillo made the point that when she bought the property, she was informed that she would owe dues. She knew all along she owed the money even if she was not getting the bills.

Rosalie Stinson asked for an assurance that for any future board, this will not happen again.

To resolve this question, Ford Cook moved to forgive the owner of Lot 76 half of the overdue HOA fees, with the provision that if this owner falls behind in the future, for any reason, we will retroactively assess the dues that were forgiven. This will bring her fees current to December 31, 2017. Bobbi Wilkins seconded the motion. Motion passed.

Bobbi Wilkins reported that two more letters were sent to:

1. Gullo, Lots 84/85; 2. RPB (Royal Professional Builders), Lots 252/253. The attorney had strongly suggested using regular mail. These letters have not come back.

#### **Old business:**

Joe Cirillo reporting on the alternative of a concrete solution to keep our front walls clean. To put concrete in front of the walls, a 12' X 12' X 4' foot concrete pad would be about \$1,200. There is irrigation infrastructure in the way, but that is going to be moved. We got two bids from companies who would do pavers with essentially the same price. About \$1280.

Joe Cirillo moved to hire Southern Lawn to put pavers down at the base of the front entrance walls. Ford Cook seconded the motion. Motion passed.

The trees have been cut down at the front entrance. This should help keep it clean.

Fred Sterling reports the invoices for the second half of 2017 have been sent out and delivered and are due July 1, 2017. Bobbi reports none of them have come back as undeliverable.

#### **Committee Reports**

Social committee: B.J. Bolling

- Friday, June 2: GEO (Girls Eating Out) will go to Nutmeg's this month. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Tuesday, June 13: Ladies Tea is at 1 p.m. The social committee will do the planning for the following month after the luncheon. Hosted by Michelle, Jan and Mary.
- Saturday, June 17: Pot luck in honor of Father's Day at 6 p.m. Hosted by Perky and Peggy.
- Thursday, June 29: Board of Directors meeting at 6:30 p.m. All encouraged to attend

- Cards: there are afternoon and evening games, euchre and poker. The June PVR calendar has times and days. The calendar is on Palmvillageranch.com on the home page. Those playing cards need to clean up after themselves. We are seeing evidence of ants and bugs.

Compliance: Rosalie Stinson reports she and Jerry Bolling went out on May 24 and there were only four lights out and two have been fixed already. We are trying to get neighbors to help neighbors fix some of these issues so we don't have to hire an electrician. They found six other violations, mainly weeds in the driveways and houses needing pressure washing. She sent out 34 letters to pet owners in the neighborhood. Most are complying with the covenants.

Fred Sterling reports Bobbi found an example of a sign which we can post at the entrance saying "Before you rent or buy here, make sure you understand the rules and the covenants that pertain to the property." Fred took the information to the sign guy to get the sign made. This should take care of the people who claim they never received or read the covenants for the development. It seems some real estate people are not telling potential owners about the rules.

Ford Cook reports he had a phone call from the gentleman who is purchasing the Glen Mounce house, at 4280 SW 9<sup>th</sup> Way, with a question about replacing his grass with stone/river rock. Discussion followed. Our covenants do not expressly say he cannot do this. Sandy Landis called our attention to Covenant 8.1.8, "All portions of a lot not covered by improvements shall be landscaped with grass, flower or shrub planter beds or trees. Trees must not be planted on utility easements." Improvements are defined but river rock is not listed. Joe Cirillo reports that when getting approvals for his house, the first thing the county insisted upon was grass. The board decided stone/river rock instead of grass is not in keeping with the look of this neighborhood. It would stand out in an unwelcome way. Ford Cook will call him to explain.

ARB: We had no ARBs

Membership: Bobbi Wilkins reports only talking to the gentleman who is buying Glen Mounce's house. They will close in the next two months.

Website: nothing to report

Sunshine committee: no report

### **Clubhouse and common areas**

Clubhouse: Joe Cirillo reports on May 21 he sprayed the rear canal and the streets for weeds. Don Landis checked the pond today and the surface is 28 inches above the inlet for the sprinklers. Last month it was at 24 inches. Right now we are still on the two-week watering schedule.

Sandy Landis reports she ran into Tom McCain (Charlie's Law Service) and talked to him. He asked that we make the south ditch wider so he could get back there to mow with his regular riding mower. Ford Cook also spoke to Tom on Tuesday and advised him it had not been cut for some two months. He said he does have a 48" mower he could use. We are not going to widen the ditch.

Fred Sterling says the contract for the lawn service for the neighborhood is up for renewal in October 2017. We have people complaining about the edging and damage to skirting around houses. Fred thinks we need to be a little more specific with Tom. Bobbi Wilkins created a proposal document which detailed exactly what we are looking for from a lawn service on a per-month and per-year basis (attached). She would like feedback on the requirements. It was suggested that we start looking for bids in about July and we request at least five commercial references. One possibility is Quality Lawn Service. Ford Cook's concern is we know the kind of work Tom does, and if we go after someone who is cheaper or claims to be better, we may lose out. Perhaps we need to call Tom in here again or put these issues in writing and hold him to it. Let us not get lax about asking him to do a better job. Some of his guys seem to have a problem staying busy. If we get bids from other services, we need to ask them how they handle problems. It is a fact that no lawn service does its job without problems.

From the sign in sheet for speakers: none

At 7:20 p.m. Ford Cook moved to adjourn the meeting. It was seconded by Rosalie Stinson. Motion passed.

\_\_\_\_\_ Submitted by Diane Timmons, Secretary

\_\_\_\_\_ Approved: