

ANNUAL MEMBERSHIP MEETING
PALM VILLAGE RANCH
Homeowners Association
January 26, 2017

President Fred Sterling called the meeting to order at 6:30 p.m. Diane Timmons called roll. Those present were Bobbi Wilkins, Sandy Landis, Fred Sterling, Rosalie Stinson and Diane Timmons.

Fred called for a motion to dispense with the reading and the approval of the December 29, 2016 meeting minutes. Sandy moved to approve the minutes, which was seconded by Rosalie. Motion passed. Fred Stirling called for a vote to approve the annual 2016 meeting minutes. Bobbi Wilkins moved to accept the annual association minutes from 2016. Rosalie Stinson seconded the motion. Motion passed.

Bobbi Wilkins explained the election process and checked to see that everyone had a ballot. Bobbi explained that the name and lot number(s) are on each ballot. Your ballot explains how many votes you are entitled to. After you have filled in your ballot, either approve or reject the budget, and there are also two members running for the Board. Only one person needs to sign the ballot, a person who's name is on the deed. We will find out after the ballots are counted if we have a budget and if we have a quorum. Don't mark your ballot until we tell you to.

In the meantime, Sandy Landis gave us the State of the Association:

First of all we need to take a hand vote to allow our accountant to decide what tax return to use. The accountant will choose depending on whether you sell assets. We did sell assets this year, but we took it at a loss. This year she will probably use the one that allows us the lesser tax. We need to vote to give her that option. Let's see a show of hands to allow our accountant to make the choice most beneficial to the association. The show of hands is unanimous to allow this.

- In the past year we have done several things: such as leaks with the solar panels. And we've had some leaks in the roof.
- We replaced some computers in the office, which were outdated, and in bad shape with some malware.
- We had to repair the pool heater and replace the pool pump.
- We automated the system at the front of the park for irrigation, so someone no longer needs to physically go up and turn on the watering system.
- We redid the landscaping in front of the clubhouse because it was looking old and tired.
- They leveled out the south ditch so a mower can go down it and keep it mowed.
- There were 19 sales of 27 lots in 2016.
- The palm trees were trimmed three different times, but one was just around the clubhouse because the trees were dropping seeds into the AC unit and the pool.
- We got a lot accomplished and things seem to be going good right now.

Bobbi Wilkins asked the membership to go ahead and mark their ballots at this time. One vote is allowed per lot.

Election was held. All present were instructed to vote and hold up ballot envelope to be collected. In the meantime, the ladies in back counted the ballots.

Sandy Landis was asked to give the treasurers report: Everybody got copies of the new budget and the 2016 actual budget. If you have questions, I will try to answer them for you. One of the big differences over last year was the amount of income we got. In 2015, we budgeted \$171,120 for dues income, but actually received \$180,622.16. We sold some lots and some of the individuals who were delinquent got caught up. We have more new owners, so have received more new owner fees. We sold some of those old, heavy tables and chairs and got more than it took to replace them with new lighter tables. We had a roof leak to contend with, which is under clubhouse repairs. The big difference between last year and this year was the lawn and landscape. This was because of the changes to the outside. There was the cost of the new computer. Mailing costs were higher this year because we were required to preserve our governing documents. We need to do that every 30 years, requiring two or three mailings to everyone plus mailings to the attorney. The attorney had to do a filing which increased his legal fees. Overall we are in better shape than we were last year. In December 2015, we were left with \$2300 after we sent money to the reserves, and at the end of 2016, we had a little bit more than that. If you have any questions, please see me.

Fred Stirling asked for a motion to accept the treasurer's report. Diane Timmons moved to accept treasurer's report and Bobbi Wilkins seconded the motion. Motion passed.

Committee Reports:

Bobbi Wilkins went over some upcoming events.

- Friday, Feb. 3: GEO will go to Beef O'Bradys. Be at the clubhouse at 12:30 p.m. if you want to carpool. Lunch is at 1 p.m.
- Saturday, Feb. 4: this the Garage Sale. Please sign up if you are planning on having a garage sale at your house, because we want to put out a map of those having sales. You are welcome to take a table out; Cathy will be at the clubhouse at 9 a.m. on Friday morning to sign tables out. You will be taking out our new tables, so if there is damage it will cost \$100.
- Thursday, Feb. 9: Fashion Show. Doors open at 11 a.m. Tickets are \$12. Bon Worth will show their clothes. It is being catered and we always have a lot of fun.
- Tuesday, Feb. 14: Ladies Tea is at 1 p.m., bring your teacup. The social committee will do the planning for the following month after the luncheon.
- Bible study is being held every Friday at 10 a.m.
- Shuffleboard is at 9:30 a.m. every Saturday. Except for garage sale Saturday.
- Saturday, Feb. 18: Potluck is at 6 p.m. Bring your own place setting and beverage.

- Thursday, Feb. 23: Board of Directors meeting at 6:30 p.m.
- Cards (plus euchre and poker), crafts, water aerobics and sewing are scheduled for various days every week. See the February PVR calendar for times and days. The calendar is on Palmvillageranch.com on the home page.

Compliance report: Rosalie Stinson went out on Jan. 25 with Cathy Foster. Found 6 violations, mainly mold and weedy flowerbeds. Only two lights were out this time. Some issues with barking dogs. Please consider a bark collar if your dog is barking. Be considerate of your neighbors and pick up after your dog.

ARBs: None this month

ELECTIONS: Good news. We have a quorum and the budget passed with only one no vote.

Bobbi Wilkins reported for the membership committee:

We sold some more lots. Catherine Widden bought two lots on 10th Ave. Wayne and Donna Spangler bought two lots on 10th Ave. Mark and Sandy Thilenius purchased Brad and Debra Daugherty's place. George Martin now owns another lot, for a total of four lots.

There are sign-up sheets in the back for different committees. The more hands the better. Please help us out. Otherwise, a few end up doing everything and we just cannot do it anymore.

Clubhouse, front and common areas: Nothing on the ponds and sprinklers. Don Landis dropped off a list of all the contact people he has worked with these past years.

Question from the audience: Who are the people going off the board and who is coming on? That will be announced at the January board meeting which will follow this meeting.

Front entrance: Ed Cassetty says everything is OK

Abner: Pool is OK.

Joe Cirillo: On Jan. 18, Joe sprayed the roads for weeds. Jan. 24 he sprayed both canals for weeds.

Sunshine committee: Maryann Eastlack sent out 9 get well cards and 2 sympathy cards.

BJ Bolling reported on the spaghetti dinner: Spaghetti dinner was hosted by Michelle and Mary. The dinner brought \$890; which included contributions. Profit was \$579.38. We paid for the DJ for the NY eve party. The Mexican pile-on brought in \$465 of which \$301.45 was profit.

BJ also reported there has been some food waste found in the pool area. You are not supposed to have any food at all in the pool area.

There was a question from the audience about who was supposed to clean the trash out of the canals on either side of the development. One side is maintained by the county, the other by Ousley Estates.

BJ Bolling asked for the floor: She wanted to thank Don and Sandy Landis for everything they have done over the last years. Much applause followed with a standing ovation for them both. Sandy Landis commented that it takes a lot of work to be on the board and she hopes we all support the new board.

Brad Bomersbach from 13th Way addressed the membership. We come in for the winter and everything is looking great. We pay our dues which are pretty nice. We complain about the grass guy who hits a gutter a time or two. Only two things keep this place as nice as it is, people or more money (paying more dues). I'm a snowbird and I can only volunteer in the winter. I look out and see only a few people out of the 100s that live here. I see a lot of free things going on here. If you like what you have, support your association and your volunteers or it just costs more money to have all this and be here. We have to collectively volunteer for the things that need to be done. Don Landis, you do a lot of free stuff here. Don, thank you for everything you do.

Fred Stirling thanked Brad for his good speech and said it is the truth. Our dues are among the lowest of any property around here and if we don't have people volunteer, we will have to hire someone to do what we need done.

Sandy Landis remarked a new demographic is available on the table as a hand out.

At 7:13 p.m. Bobbi Wilkins moved to adjourn the meeting. It was seconded by Sandy Landis. Motion passed. The annual meeting is adjourned.

_____ Submitted by Diane Timmons, Secretary

_____ Approved: