

ANNUAL MEMBERSHIP MEETING

PALM VILLAGE RANCH

HOMEOWNERS ASSOCIATION

JANUARY 31,2019

President Fred Sterling called the meeting to order at 6:30 p.m. Bobbi Wilkins called roll. Those present were Fred Sterling, Bobbi Wilkins, Martha Bucholtz , John Buccino and Ed Cassetty. Ford Cook was excused.

Bobbi Wilkins explained the election process, and this year it will be a lot easier. Unfortunately, we had one person running for the board who turned in his resignation, Mike Childs. We had five members running for the board, with four openings. We also had another resignation from the board, Gene Bonn. He has resigned due to medical reasons. We will be just voting on the budget. We don't have to worry about voting on board members.

Does everyone have their ballots, and is your name and lot number right? Any, questions, if not everyone open your envelopes and vote. Remember we are only voting to approve or reject the budget. When you are done, put it back in the envelop and raise your hand. Someone will come and collect the envelopes. If you have a proxy, you need to take it out and vote for them.

Are we going to talk about the budget? Martha will explain the budget. What is a budget? It is simply an estimate of income and expenditures for a set period of time? We took figures from last year, what we did, spend, and what we might spend this year. No one should get excited about it, things change. The budget committee tried its very best to put it in black and white. What I do want to explain is the reserve monies. At the end of the year the money that is left over from HOA fees. We put them into a BMI saving account. The monies are distributed to various accounts. Such as the road account.

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

Cash on Hand	318,317.80
Reserve Clubhouse	17,502.29
Reserve Clubhouse roof	24,000.00
Reserve Sprinklers	28,934.52
Reserve Pool	10,00.00
Reserve Road Paving	210,673.00

Discussion about the road fund: We are working on repaving the roads. We know that it will take a substantial amount of money to repave all of the roads. We are trying to add as much money as we can. Any money we collect from sales of properties goes into the road fund.

Madam, Secretary, we have a quorum. If you will please be quiet, we will go ahead with the meeting.

I, Fred Sterling are going to give you a brief synopsis of improvements. We have taken back 6 lots. All the monies after expenses went into the road fund. We still have one lot that is in foreclosure. We put on a new pool cover and the pool decking was repaired and sealed. Pot holes were cold patched. We had to do new drain covers for the pool. We hired a new cleaning service. Front entrance lights were replaced with LED lights. We have all new street signs. Security cameras were installed at the front entrance. It takes pictures of the vehicles coming and going, also a license plate reader. All the trees have been trimmed. I think that we are going to leave the homeowner association in as good shape as can be done.

We need to vote for the accounts to determine which tax form to use. Bobbi made a motion and John seconded. Need to make a motion to accept the minutes of the January 25, 2018 meeting. John made a motion with Fred seconding. All in favor, say I.

Martha, Treasurer report

Do we have a motion to accept the treasurer report? John made a motion and Ed seconded. All in favor say I. I, Fred would like to thank everyone for what they have done this past year.

Thank the board members for all their efforts. I think the homeowner's association is in good shape. I want to thank all the home owners for what they do to make Palm Village Ranch the best place to live.

Jim, pool

Had issue with the pool cover, it had pin holes. We had the pool company come out the day before they were going to do service. We got permission from the pool company to do the repairs on the cover. They came and removed it so we could do the repairs to the cover. Jim Gallagher found the problem that was causing the holes. Repaired the cover and ground down the lip on the pool. Please stay off the cover. Jim Gallagher had the pool company reinstall the cover. This was our cheapest way to fix the cover. It looks like the repair is holding and the warranty is still valid.

B. J. Bolling, Social Committee

I want to thank the board. I didn't always agree with the board, but they were good sports about it. We have a busy calendar this month.

Girls Eating Out (GEO) will be at Pueblo Viejo at 1.00 p.m. February 1, 2019

Poker and cards at their regular times

Euchre on the 13th and 27th at 6.30 p.m.

Ladies Tea on February 12th at 1:00 p.m.

Garage Sale February 16th 8:00 a.m. to 1:00 p.m.

Potluck (no theme) on February 23rd at 6:30 p.m.

Board of Directors meeting on February 28th at 6:30 p.m.

Per Martha, the board meeting will also include a neighborhood watch presentation by Deputy Nash. There is a signup sheet for anyone who is interested. Please come to the meeting on Feb. 28th. All the committees have sign up sheets in the back. Please sign up for something.

We have a cleaning company come in once a month. I came in the other day and the rug had a stain on it for almost a month. If you spill something please clean up after yourself.

We need to have the floors cleaned in the clubhouse and do something about the big table. We will have to get estimates on having the floor stripped.

Martha, is there anyone interested in having an evening bible study group. If so, see Martha.

Michele Baldwin, Compliance

I have sent out several notices especially for the tree that needs to be trimmed on the boulevard. Sent out notice for three-way Christmas light still up. Sent two notices for street lights being out. We sent out a letter to Leona Edwards and she responded back. It looks like she is trying to make an effort. We need to find out where we need to go from here.

Bobbi Wilkins, Membership

Diane Hagan properties lots 77 and 78 are under contract. As well as Jean Gemme.

Rose, Sunshine committee

Sent out 2 cards one sympathy and one get well

Ed, Lawn and commons areas

Working on some projects in the common areas, they will be brought up at the next meeting.

Bill Bucholtz, Spraying

Continuing to spray as normal.

Don , Lawn Liaison

I have had to call Jose (the lawn guy) a few times and he has responded quickly.

Please if you have had your trees trimmed and have not paid, please get the money in to the office.

The budget passed 141 to 3

John Buccino commented.

I just want to let everyone know something. Seminole Cove doesn't have a treasurer. They are paying a CPA \$1,005 per month to do the treasurers job. What I'm trying to say, if Martha says that the sun is not coming up tomorrow, we need to agree with her. I want to thank her for all the work she has done. Thank-you, Thank-you and Thank-you, Martha.

Resident questions

Steve Lucarelli:

I had some damage on the skirting, I took a picture of it and filled out a complaint form. They repaired it in about 4 weeks.

Trees: How many trees is the HOA responsible for? John Buccino, 152. Do we need to have the trees trimmed twice a year? If we went to once a year this would save us a lot of money.

We will be adjourning the annual meeting. I, Bobbi would like all the new board members to stand. Leon, Gary, Jim and Darlene. Thank you all for volunteering. Good luck in the coming year. As soon as we adjourn the meeting, we would like you to come forward.

Fred, do I have a motion to adjourn the meeting. Martha makes a motion, John seconded. All in favor say aye. Meeting adjourned.