

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY AUGUST 28, 2014

President Sandy Landis called the meeting to order at approximately 6:40 p.m. The roll call was taken by Bobbi Wilkins. The following members were present: Sandy Landis, Walter Bell (by phone), Sue Solloway (by phone), Bobbi Wilkins and Carl Fritz. Fred Sterling and Dave Berglund were absent. President Sandy Landis asked for a motion to dispense with the reading and the approval of the July 31, 2014, meeting minutes as written. Motion was made by Sue Solloway and seconded by Carl Fritz to dispense with the reading and approval of the minutes as written. The motion passed by unanimous vote.

Treasurers Report: Sandy Landis reported that we have in the Operating Checking Account \$45,819.14, the Social Checking Account is \$6,812.23, the Reserve Business Account has \$48,500.00, Accounts Receivables Account is \$28,503.30 and the Total Assets are \$312,230.94. All the bills have been paid. A balance sheet is available on the front table for anyone that would like a copy. BJ Bolling asked who came in with the amounts for the reserve assets for the lots. Sandy did not know as this was done before she came into office, she will try to find out. The question was where did we come up with the \$10,000.00 per lot for the 2 lots, 120 and 121 that the Association owns. Lot 251 is valued at \$28,000.00.

President's Comments: Sandy & Don will be going on vacation for 2 weeks beginning September 6 to the 20th of September. Sandy was asked to check on Charlie's contract with regard to the South Ditch. There is no formal written contract he had a verbal contract with Herb when it was dry they would weed once a month. Mary Fritz believed that when we renew the contract with the lawn service that this should be included. Sandy said she would keep this in mind. We are responsible for maintaining this ditch. But, when it is wet like it is now, there is not much they can do. Sandy was asked to check to see if Charlie's had a small lawnmower, which Charlie's said they do not own; and even if they did, the smaller width of the mower would cause more damage with ruts than the larger one. There is nothing in the contract about the use of a small mower. It was also mentioned to them about weedwacking too close.

Members also asked to have a letter written to the property owner to the south with our concerns about blowing debris. Sandy did send a letter and he sent a very nice letter back. A copy of his letter is posted on the bulletin board and also one on the web page, which covers the concerns that we have and also the plans that he has for the land and time table for this project. This property will be maintained and kept as a working cattle ranch.

Sandy was asked by a resident, if they could have a relative live with them until they found a house, in the amount of time of two months, maybe less. This person has a dog and that dog is a pit bull. There are two sections of our covenants that address this. One talks of no more than 2 pets and cleaning up after it, and that it is not to go on any other lot than their own or on common property. The other says "The following breed of dogs (pure breed or mixed), are not permitted in the community. Pit Bull dog, Doberman Pincher, German Sheppard, Chow, Rottweiler, Weimarimer or any other potentially violent

or dangerous breeds as determined by the Board of Directors." Motion was made by Bobbi and seconded by Carl that we refuse this request. There were not comments or questions, vote was taken by the members of the Board and motion passed unanimously. This information would be passed on to the resident.

Old Business: This is in reference to the cattails. The vote was 27 in favor and 7 opposed. According to our motion of last month, cattails are to be removed. Sandy received a phone call today from Dave Berglund, who wants to postpone this until after everybody gets back in November. She asked what the Board's feelings are on this. Walter Bell said he had a conversation with Dave, and they both agreed that we should wait until fall when others were back before we did this. Sandy asked him, that even though the motion was passed at the last meeting. Walter replied that he did not know that had happened, and that he did not read that in the minutes. Sandy told him that the minutes said, "A motion was made by Fred Sterling to send a letter to the residents living around the pond as to whether or not they are in favor of removing the cattails. A timeline for response will be included in the letter and if no response is received, it will be considered a "yes" that the cattails should be removed. Motion was seconded by Carl Fritz. Bobbi believed that we should go ahead with the removal of the cattails. Walter stated that in the past it was the owners responsibility if they wanted the cattails removed, as some of the residents around the pond have paid to have them taken out. The whole area around the pond is common area, which is the responsibility of the Association. Sandy asked if the Board wanted to postpone it, or go ahead with this project. Carl asked Don Landis if we waited another couple of months if it would make a big difference. Carl said that the point is; why should we upset people, if there is a concern that we will upset people then we should just give it a month or two, as there are many people in here that have an interest in common property and do not have a say in this matter. Sandy said that it is the responsibility of the Association to take care of the common areas. Walter said that he understood that the letter would be sent out and if everyone was in favor of doing it, it would be done, but he did not know that the Board had actually approved. Sandy told him that we talked about the payment and actually doing it, if we got the approval of the residents around the pond. Walter agreed that they should all be taken out, but not sure that the Association should be the ones to pay for it. Sandy said whether it is the pool, shuffleboard courts, or the pond, that it is common area and everyone shares in the cost whether they use it or not. We have a Community here that we all need to work together and get things done. Walter asked if there was something in the rules that the Board could spend a certain amount of money without the approval of the Association. Sandy responded with a no. Bobbi made a motion that we go ahead with the removing of the cattails, as we have sent the letter out and it has been approved at a 27 to 7 vote, and that we should go ahead and get it done. There was not second on this motion, thus the motion failed. Sandy asked for what was the suggestion of the Board. Walter said he believed we should wait until everyone gets back, and get the feelings of others more than just the Board. Carl said that obviously there was more Board members that feel that way. Motion was made by Walter that this be tabled until the November meeting, Carl seconded the motion. Motion passed that the cattails will be tabled until November.

Social Committee: Bobbi Wilkins -September 1, Labor Day Picnic 1:00 p.m. Clubhouse is providing the hamburgers and brats, please bring your own place settings and a cover dish to share and your own drink. Friday September 5, will be GEO at Chico's Burrito Shack, meet at Clubhouse at 12:30 or Chico's by 1:00. Tuesday September 9, is the next Ladies Tea at 1:00 p.m. Saturday September 20 is the next Pot Luck, which will be soup, salad & dessert, so please sign up so we can plan on what everyone is planning to bring. The next Board of Directors Meeting will be September 25 at 6:30 p.m. Euchre will be played on Wednesdays at 6:30 on September 10 and 24, more people are needed to come play.

Compliance Committee: Carl Fritz - Nothing to report. No letters have been sent out. Sandy stated she had not been given any information in order to send any letters.

ARB: Carl Fritz - One project with Bomersback are adding a screen room in back. That is the only thing under construction at this time.

Membership: Bobbi Wilkins - George & Mary Lou Brenenstuhl have bought Floyd Levens property and have moved in. Suzie told us that she sold her house this morning.

Website: Rhonda not at meeting.

Clubhouse: Don Landis - New "Clubhouse" signs to replace old faded and rotting wood ones, are being installed. There are carts in the store room to assist in moving tables, which Don donated.

Ponds & Sprinklers: Aerator continues to improve water quality.

Front Entrance: Nothing to report.

Pool: Nothing to report.

Lawn: Green cable boxes are being removed. Damaged and or missing electrical box covers have been replaced. An agreement has been reached with Charlie's where he will accept responsibility going forward for any damaged or lost covers. We have a list with photographs documenting the current condition to use as a reference in determining future damage. Edging at pavers continues to be a point of contention. Charlie's can't edge with the metal edger and guarantee they won't damage the pavers. They are going to try to edge areas with pavers using a string trimmer.

Weed Control: Weeds have been sprayed. Forrest has been helping when he can. Weeds will be sprayed again next week. Weeds have been sprayed in the ditch behind the pool. Charlie's sprayed them today.

Shuffleboard Courts: Shuffleboard court benches are complete. A new sign replacing an old faded one has been installed. It listed certain restrictions applicable to the courts.

Sunshine/Welcome Committee: Mary Fritz - 3 get well cards were sent - Pat Berglund, Don Yoder and Pete Gawda.

New Business: None

Resident Questions/Comments: Mary Fritz commented about homes not in compliance that need to have letters sent. Once the people have been notified about their homes not in compliance that the Board should go ahead and have this work done. Sandy said she agreed and was waiting for a list of homes to send letters to, but has not received any. If the people are here we can give them a door-hanger; and if they do not respond, we can notify them that we contacted them on a certain date and they did not respond, but if she does not get the information she cannot send the letters. Jerry Bolling stated that Herb Wells had a good system that worked and there was very few people who did not

respond to him. The procedure has to be followed. They must be notified, then send them a letter. If they do not respond to it, a demand letter is sent then they have so many days to correct the problem. But Sandy needs the information in order to send the letters. Jerry Bolling volunteered to be on the Compliance Committee, as Carl Fritz has resigned this committee as of this Board meeting. It is needed for someone to talk to the owners first and give them a chance to make the correction. If they do not follow through, then a letter can be sent. Mary Fritz said she would go around and get the information but would not talk to the people as she does not want to make enemies of the people.

BJ Bolling said she is upset about how we are not responding to the motion that was made on the cattails and not following through. As this is her permanent home, and we should not have to wait for those who have this as their vacation home to be here to tell us to wait until they come back to make the improvements that need to be done.

Don Landis demonstrated how to move tables with the carts that he donated by putting the cart under the table legs on one end and just picking up the other end. Also can use both of them to move the tables in the store room.

Adjourn: Bobbi made motion to adjourn the meeting and was seconded by Susie. All were in favor of adjourning the meeting. Meeting adjourned at approximately 7:20p.m.

Minutes prepared by: Bobbi Wilkins, Secretary

Approved on _____

