

PALM VILLAGE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, December 26, 2013

President Sheryl Wells opened the meeting at 6:30 p.m. The roll was called and the following Board members were present: Sheryl Wells, Jerry Slafsky, Fred Sterling, Sue Solloway, Dave Berglund, and Sandy Landis. Walter Bell was absent.

Sheryl Wells called for a motion to dispense with the reading and approval of the November 21, 2013, Meeting Minutes. Jerry Slafsky made the motion, and it was seconded by Fred Sterling. Motion passed by unanimous vote.

Sue Solloway presented the Treasurer's Report to those in attendance. She briefly reviewed the handout explaining that all bills had been paid and balanced. There were no questions.

President's Comments: Sheryl Wells thanked everyone for their thoughts and prayers with regard to Herb's health. She invited anyone to call as Herb would enjoy it.

Old Business: Election Process: Sandy Landis: Sandy explained that since she had decided to run for a second term, she has asked Rhonda Smits to take her place at the annual meeting to help count and verify the votes. She reminded everyone that all proxies must be received by January 25 and to make sure a person who will be attending the meeting is designated to submit your vote. If you do not know anyone, you may designate any member of the Board. If you are physically attending the meeting, a ballot will be supplied to you at that time. If you have any questions about the process feel free to contact her or any member of her committee (Joellen Bellaire, Myra Tillman, Darlene Schy and Phyllis Andres).

Social Committee: Sue Solloway gave the report in Bobbi Wilkins absence:

- Friday, January 3, Girls Eating Out (GEO) at Zippys at 1:00, meet at the Clubhouse at 12:30
- Tuesday, January 14 is the Ladies Tea at 1:00 p.m..
- Welcome Back will be on January 11 at 7:00 p.m.
- January 30 at 6:30 p.m. is the Annual Meeting and Election.
- Exercise and Cards are continuing at their regular times.
- New Year's Eve party will be December 31 at 8:00 p.m.

The Christmas Dinner cost \$144.91, the "good will donations" collected \$97.01, leaving a real cost of \$47.90 serving 51 people.

There is a Yard Sale on February 1 and the Fashion Show is scheduled for February 13. The Social Committee is accepting any donations for door prizes and silent auction.

Compliance Committee: Nothing to report because we do not have a Compliance Committee.

Architectural Review Board: Nothing to report.

Membership Committee: Sandy Landis said she was supposed to interview the couple who are purchasing the Waldrup property; however, they missed their flight so it will be rescheduled after the first of the year.

Website: Nothing to report.

Clubhouse and Common Area Committee: Dave Berglund stated that the dormers and new doors were being completed. Mike Childs is painting the doors and will be installing them soon.

Pool: The new pool cover has been ordered. Tentatively the cement work on the east of the pool area will begin tomorrow. There will need to be some work deciding how to put the existing cover at night since it is being moved for the cement work. The pool heater died. A new one was installed and should be working. There is still some work getting the temperature correct.

The Health Department indicated that the fence on the SE corner needs to be moved back. Concrete will need to be poured once that is accomplished. Hopefully, that project will begin next week.

Dave also mentioned that he had repaired the wheelbarrow if anyone needs to use it.

Abner mentioned volunteers were needed to help with the testing of the water.

There will be a key on a chain for the new pool cover so that anyone can open and/or close it. Keep in mind that the cover MUST be all the way open when the pool is in use. And, when closed, it should be closed all the way. There will be instructions on the procedure in the pool area.

Sprinklers: Nothing to report.

Lawn: Nothing to report per Dave Lucas.

Weeds: Ed Cassetty had nothing to report.

Sunshine/Welcome Committee: Mary said that everyone had been healthy so no cards had been sent.

New Business: Sandy Landis reported that the old router was not functioning at all. Sue Solloway had ordered a new combination modem/router from CenturyLink which has been installed. The access to the Internet is extremely slow and CenturyLink was contacted to ascertain what it would take to upgrade the speed. Sandy was told that the current speed is 512K. To upgrade that to 10mg, the Association would have to install an additional line. No new equipment would be required. From the information received from CenturyLink, the additional cost to upgrade would be approximately \$50.00 per month. In the past, the Association has allowed residents to log onto our Internet. This is at no additional cost to the Association. With the speed at 512K, the more individuals on, the slower it becomes.

Considerable discussion took place with some residents unwilling to upgrade and let others use the service. It was decided that Sandy would do additional research and bring any information back to the Board at a later meeting. The current system will remain.

Jerry Slafsky had visited the Association's insurance broker and renewed the insurance at a cost of \$7,343.02. Jerry would like to get one or two residents to work with him to discuss the deductibles. The policy calls for a 2% windstorm deductible and \$2,500 for all other claims. He is also concerned about the accuracy of the building values and would like to speak with some builders. There is currently \$40,000 for contents which he feels may be low. Additionally, he removed the provision for terrorism. Sheryl Wells volunteered to help Jerry review the policies..

Residents Comments: Norm Tillman mentioned he is concerned about the Whidden ditch. He stated that is clogged with weeds and would like to see that it gets cleared out. Sheryl will ask Herb to determine whether it is the responsibility of the County or the Associations.

Motion was made by Jerry Slafsky to adjourn and seconded by Sandy Landis. Meeting adjourned at 7:20 p.m.

Prepared by Sandy Landis, Secretary

Approved on: _____