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## Agenda for Annual Membership Meeting April 27, 2024

- I. CALL TO ORDER:
- II. INTRODUCTION OF BOARD MEMBERS
  - Julia Baker, President
  - Dan Hoemeke, Vice-President
  - Megan Jost, Treasurer
  - Mark Martinez, Secretary
  - Tony Westermann
  - Joan Strong
  - Brian Tharp
  - Sherri Durbin
  - Brian Kinworthy
- III. INTRODUCTION OF BOARD MEMBER CANDIDATES
  - Julia Baker, President (Incumbent)
  - Dan Hoemeke, Vice-President (Incumbent)
  - Megan Jost, Treasurer (Incumbent)
  - Joan Strong (Incumbent)
  - Sherri Durbin (Incumbent)
  - Brian Tharp (Incumbent)
  - Three Open Seats
    - Cathy August (candidate)
    - Gary Brauks (candidate)
    - Don Dietrich Jr (candidate)
    - Tyler Hicks (candidate)
- IV. APPROVAL OF 2023 ANNUAL MINUTES
- V. 2023-24 YEAR IN REVIEW
- VI. PLANS FOR 2024-25
- VII. BUDGET OVERVIEW AND DISCUSSION
- VIII. EXPRESSION OF GRATITUDE
  - a. Board Members Leaving
  - b. Election Judge and Clerk
  - c. Registers
  - d. Auditors
- IX. PWSD#1 GASCONADE REPORT
- X. OLD BUSINESS:
- XI. NEW BUSINESS:
- XII. ADJOURNMENT

**PVPOA General Membership Annual Meeting**  
**Minutes April 22, 2023**

I. Call to Order: Meeting called to order at 10:00 AM per Vice President, Dan Hoemeke

II. Introduction of Officers: Treasurer Gary Hacker, Secretary Mark Martinez, President Julia Baker, Jeff Crump, Bob Oeresvoic, Joan Strong, Megan Jost. Tony Westermann, there is a quorum.

There was a motion to approve 2022 Minutes, no discussion, there was a second and all approved.

III.

*1. Office Administration Report*

Presented by Gary. Reviewed the change in staffing in the office, introduced our new office manager, Jamie Gerloff. Explained how we have made her position a site manager position, and she will oversee beyond office duties. The office now has a cell phone, and can be reached more easily when Jamie is out of the office. Gary discussed that we are moving forward on greenspace swapping. If you were on the list for greenspace swap, please see Jamie. Jamie spoke on lodge rentals. Lodge rentals have increased. Please make sure to plan ahead since the calendar is filling up quickly.

*2. Maintenance Committee Report*

**Roads/Maintenance**

Presented by Dan. Spoke on maintenance and roads. Dan discussed the concrete work that has been done at the lodge marina, and explained that we have not done any maintenance as far as chip and seal this year due to plans to begin the construction of the new water plant early summer. If we were to begin repairing the roads this year, the large construction equipment that will be coming in for the water plant construction will ruin any improvement made to the roads. Area of biggest concern was the area by the lodge marina, members stated it is difficult to pull vehicles out of the ramp with all the cinders.

- Dan Opened to questions. A complaint was made about the remaining cinders from last years chip and seal that has yet to be removed from the roads. Dan stated that maintenance will work on cleaning up the cinders and that the delay has been caused by not having our equipment operational due to part shortages. Jamie will add this to our list of maintenance action items.
- A question was asked about why dues were being raised if we were not doing road repairs this year. Julia and Dan explained that the timeline for the water plant construction was not known prior to setting the budget. Because of that, we will stick with the budget, and save the money until next year when we can do construction.

**Snow/Salt**

Presented by Dan. Discussed snow removal, and the benefits of using the monthly flat fee payment option. This year we did not have as many snow events as last year, and overall, for the last 24 months we have actually paid less for snow event treatment. We will continue the monthly payment option next winter.

**Groundskeeping**

Dan also discussed our change in vendor for lawn care services. So far, that has been a beneficial change for our association. The new lawn care vendor is working to clean out all the leaves in the ditches and do what we can to help with water flow issues during heavy rains. The new vendor is also working on removing dead trees in common use spaces.

- A member made it be known that they are not pleased with how the new vendor is mowing the area around the beach. Stated that the debris, leaves are not being removed from the two areas where they have culverts down by the beach. This will be discussed with Kohlbusch.

**Storage Area**

**Burn Pile**

Presented by Julia. Discussed the change in procedure with the burn pile. Per our discussion with DNR we have now converted to a composting operation. Each area is clearly marked at the old burn pile, and what items can be

deposited. The association is also buying a wood chipper to mulch many of the lawn debris. Thank you to the membership for holding off on depositing material as we transitioned to composting.

### *3. Security Committee Report*

Presented by Julia. Thank you to Marie for continuing to serving as head of security. We have increased the number of security cameras throughout the complex and that has enabled our security staff to have better visibility when patrolling the campus. Julia reminded the association that it is important to call the sheriffs office or a board member if you see something going on that needs to be addressed.

### **Security Gates**

Presented by Julia. Explained how over the past year we hired an engineer to design an entrance set up that will successfully provide access to all size vehicles. We are very thankful for everyone who has donated to the security gate campaign, however, as we continue to move forward, we are running out of funds. We will continue to drive our capital campaign to get the gates funded. Multiple members suggested fundraisers. The board will continue to work on fundraising options to meet our goals.

### *4. Members Facilities Committee Reports*

#### **Lodge**

#### **Pool**

Presented by Julia. We love our pool and are thankful for the seasons of fun that it has provided. Thank you to everyone that helps with setup and tear down each year. We plan to have the pool open the Thursday before Memorial Day weekend..

#### **Campground**

Presented by Tony. We are keeping the reservation system in place as it has proved successful. This year we will be trying to improve the bathhouse as well as continue to finish more sites.

#### **Beautification, Tennis Courts, Playground, and Pavilions**

Presented by Julia. We painted the tennis courts this year. Thank you to all our volunteers that help to keep everything looking nice around the complex. Many of our volunteers are starting to age out, and we need more volunteers around the community. Anytime you want to help with beautification, please let Jamie in the office know and we can guide you to projects that need to be done. Randy suggested that we discuss having a mural placed at the lodge marina. This is something we will continue to entertain.

#### **Lake**

##### **A. Boats**

Changes in Rules, Boat restrictions: Presented by Julia. We had a thorough conversation about the change in hp restriction and speed limit restrictions on the lake. The reason for this change was prompted by our insurance provider informing us that we are becoming less insurable with the little restrictions we have for boater rules. After explaining the need for the rule change, a motion was made to revert back to prior rules, and not have a hp or speed limit restriction. A conversation was had, many members were both for and against the restrictions. After discussing, the motion was put to a vote. Those in favor: 11 Those opposed: 27. The rule will stand.

##### **B. Lake and Fish**

Presented by Julia. Catch and release has been lifted. Continue to fish responsibly

##### **C. Beach/Gazebo**

Dredging was done at the beach location and the lower entrance. Minimal damage to the locations. Grass seed has been replanted and the area should be returning to full glory soon.

##### **D. Dam**

Dam passed inspection this year. We do have some issues that need to be taken care of, and maintenance will be working on filling varmint holes. The back side of the dam is being cut twice per year, and it looks nice.

### *IV. Guest issues: None*

### *V. Old Business*

*VI. New Business*

Budget Overview: Presented by Julia. Thank you to the membership for approving the short year last year to help with fiscal year changing. This year dues have increased to \$395 due to rising costs of all materials and labor. The budget this year is bare bones and is primarily a maintenance budget. At this point we opened to discussion before voting on final budget approval vote. No discussion was required. Those who had not voted electronically were now voting in person. A motion was made to approve the budget. Those in favor: 8. Those opposed: 0. The budget has been approved.

Trash Service Update: Presented by Julia. Discussion was had regarding the sudden departure of GFL, and that we are thankful that Swinger decided to resume service in our area. We briefly discussed that we are seeking reparations for the increase in price and loss of service from GFL. Our attorney is working on that.

2/3 Majority Change: Presented by Julia. The board is requesting a vote to change the original covenants and restrictions to state that instead of needing 2/3 of the entire membership, we are proposing to change that to 2/3 of the membership present. Online voting is available, we are currently at 130 online votes, plus today's votes, which will not be enough. We will continue to ask all members to take the time to vote online or paper ballot to change this rule. We will need around 380 votes to pass this change.

Boat Slip Lottery: Presented by Julia. Winners are Don Gauzy, Brian Koch, Sherri Coleman, Russel Loeb, Rick Chapmann, Kevin Knight.

***Expression of Gratitude***

Departing Board Member – Gary Hacker and Joan Strong

Election Judge – Anita Oldfather

Registrar – Karen Hoemecke

Auditor – Cheryl Altemeyer

VII. Adjournment: Motion moved and seconded, meeting adjourned at 11:36am

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## Message from PVPOA Board of Director's President Julia Baker

As we step into a new year, it is my privilege to extend warm greetings to each member of our community. As the current President of the P.V.P.O.A. Board, I am honored to serve alongside dedicated individuals committed to maintaining the quality of life we all cherish in our community. First and foremost, I want to express my gratitude for your continued support and dedication to our community. Together, we have accomplished so much, and I am confident that we will continue to thrive as we work hard to make Peaceful Valley Lake the best it can be.

One important topic I must address in this letter is the issue of our annual dues. As you may be aware, the cost of living continues to rise, and with it, the expenses associated with maintaining our beloved community. From landscaping and maintenance to security and amenities, the demands on our budget are ever-increasing. Additionally, we have faced unexpected challenges, including increased legal fees, and non-paying members, which have put additional strain on our resources.

In light of these factors, the Board has made the difficult decision to propose a moderate increase in annual dues. While we understand that no one likes to see an increase in fees, it is necessary to ensure that we can continue to provide the level of service and amenities that our members deserve. Rest assured that every dollar collected is carefully allocated to benefit our community and enhance our collective living experience.

I would also like to take this opportunity to recognize the invaluable contributions of our employees. Their dedication, professionalism, and commitment to serving our community has been instrumental in maintaining the smooth operation of our association. Their hard work and efforts are truly appreciated by all of us.

It is essential that we recognize our collective responsibility in making Peaceful Valley Lake an even better place for all. The strength of our community lies in our unity, shared values, and collaborative efforts. Let us work together to maintain the beauty of our surroundings, enhance our shared amenities, and create an atmosphere where everyone feels proud to belong.

I want to emphasize the importance of unity and collaboration within our community. As property owners, we all share a common goal of making PVL the best it can be. Throughout the year, we will strive to keep you informed about community events, updates, and opportunities for involvement. Your feedback is invaluable, and we encourage you to share your thoughts and suggestions. Thank you for your ongoing support and commitment to the Peaceful Valley Lake community. By working together, supporting one another, and actively participating in the life of our community, we can achieve great things and ensure PVL remains a place we are all proud of.

Thank you once again for your ongoing support and involvement, and I look forward to seeing you at the upcoming annual meeting.

Sincerely,



Julia Baker

# 2024-2025 Peaceful Valley Year in Review and Year Ahead

## 1. Office Administration Report

### A. Office Administration:

Jamie Gerloff has been our Office Manager since 2022 and has strived to maintain systems implemented by previous personnel so that member services were not impacted by the transition. At the end of 2022, she was promoted to Site Manager. In addition to bookkeeping and administration, she coordinates and oversees maintenance and property upkeep. The positions have been combined to hopefully provide a one stop shop for members, contractors, the board, and records. The office hours remain Monday through Thursday 9-2 with additional working hours as needed when the office is not open.

Please keep in mind a new security form is to be completed each year by every property owner. This form triggers your vehicle and boat stickers and cards to be issued. The security form must be completed, with any new title copies attached every year to get your stickers. This can be done by mail, email, or in the office. Please also report any property sales/ transfers to office.

### *Greenspace Lot Swaps*

As approved at the 2021 annual membership meeting, the greenspace swap project continues. Per advice of our lawyer, we identified all possible greenspace lots that may be subject to a swap using the following approved criteria:

- Adjacent to or across the street from an existing member's lot
- The lot must be on a paved road
- Lot sold at fair market value
- Owner would pay dues on the additional lot
- Lot is subject to approval by other adjacent owners

The first deed swap/ green space sale transpired January 2nd, 2023. Eight other members have documented requests to purchase an adjoining lot and are now welcome to do so. Fair market value has increased though. A bulk deed transfer has been drafted to convert all possible lot swaps. The complex keeps the same amount of greenspace, but in more reclusive areas that do not have access to roads or the lake.

## 2. Maintenance Committee Report

### ● A. Roads/Maintenance

- Conaway Civil Engineering was hired in August 2023 to help the association devise a plan for storm water mitigation. The engineer has worked with Peaceful Valley on other projects (also overseeing the gates) and has many years of experience in roadway and stormwater planning, including engineering the entire city of Owensville. He has completed a detailed elevation map of the entire complex and is concentrating on tangible suggestions for 3 priority areas. He has stressed that no amount of engineering can control mother nature and there will still be situations that cannot be contained. He's also clarified that improvements will be a cooperative responsibility between property owners and the association and will provide ideas that he's seen other communities implement to assist with the cost burden. He stated our current ditch system and crowned roads are most effective for our geography. There will likely be increased culvert requirements based on his reports. The project is still in process

and the office and/ or board members will share as more becomes available.

- Culverts that run under owner driveways are the owner's responsibility. Keeping those flowing will help erosion and road damage. It's imperative these culverts are clear and functional.
- The maintenance team has been patching potholes and repairing shoulders for emergency situations.
- 2024 ditch and leaf clearing work has been awarded to Freedom Lawncare, who was previously our contractor for several years.
- The long term road maintenance plan has been to pave one mile of road each year. Last year we obtained bids for Circle Dr, Peaceful Valley Road, West Forest, West Side of Lodge, and the Lower Area of the Marina top propose for 23-24 budget. The budgeted amount from 23-24 was put into savings when the Water company said their treatment plant construction would begin. We are combining that amount with the 24-25 budget amount to pave up to 2 miles of roads including the areas listed above, and addition of E Skyline, Upper area of Marina, and several patches areas. Midwest Paving was on site in March 2024 to create their bid for summer paving.
- **Snow/Salt**

We entered into the 3<sup>rd</sup> contract with Lowes Landscaping for the 23-24 snow season of \$3,600 per month (November – March). They responded proactively as promptly as possible this winter and kept our roads safely passable, even when it was bitterly below freezing temperatures and icy out. We are aware and reported to the contractor the issues with the 1 ice storm where trash and mail services were interrupted. They treated our facility 16 times over 8 dates in 23-24. This company has not historically been able to treat gravel roads, however we negotiated this most recent contract to include the treatment of Timber Hill gravel road and they obliged. Decisions for 24-25 have not been made, as we intent to negotiate further.

- **B. Groundskeeping**

- 2024 Groundskeeping Contract has been awarded to Freedom Landscaping. In 2023 we used a new company, who had larger crews and more equipment. There were benefits and growing pains, as last spring was the first for Jamie and that company. Adjustments were regularly made along the way in response. After the summer of observation, invoices, and member feedback, we made the tough decision to revisit our previous vendor. He responded by coming on site immediately and working hard to get the contract back. Please continue to report any feedback to the office as we evaluate their performance. In a nutshell, the association gets more value for their cost with Freedom, in addition to a more professional and conscientious crew. He knew all the little details and will continue to work to beautify the community this year, including trimming growth in community ditches where the previous company only did the leaf removal.

- **C. Storage Area**

- As of January 2024, the storage area is being used to 70% capacity. There are 65 marked parking places. Lots 13-24 in the center are for shorter units less than 20 feet long. Please only park in a numbered spots. Unmarked areas are utility easements and units could be moved if necessary. All spots are 1st come 1st serve. Availability changes daily. Members may register to reserve a spot through the office and pick up a sign to mark it. If the spot has a reserved sign, please respect that. If spot is not registered and reserved, please understand someone else may park their unit there. The intention of this amenity is to keep roadways and marinas uncluttered from trailers and such, not necessarily long-term storage. A security camera that records movement at the entrance was added in 2022, however, storage at the area remains "at own risk". Proposals to expand the area were denied. Maintenance got the weeds under control in the fall of 2023, and Freedom will maintain it through the summer of 2024.



- **D. Burn Pile**
- The burn pile should now be considered a compost pile. A water source is still needed, as well as some natural resources to speed compost, therefore maintenance continues to do controlled burns occasionally as needed with oversight of the Fire Department to remain in compliance. Please follow the signs regarding where to dump what.

### **3. Security Committee Report**

For 2023, the security team worked hard to keep our community secure. We want to continue to thank Marie Geisler for her continued dedication, as well as Kris Bayless for his assistance last season. More emphasis has been placed on watching live camera footage of key locations so our limited staff can practically monitor multiple areas at once. Cameras at the dam and lower entrance were upgraded and one was added to Woodson marina last year. Security has the huge task of keeping the lake members-only and helping members to follow the rules to keep things safe and fair. You can help by making sure your stickers are where they are supposed to be, this was a very common problem in 2023 – members were not identified with members and were stopped. Remember your security form triggers your stickers. You can do this by mail, email, or in the office. We look forward to the lower gate install to ease the burden, as this is where most nonmembers are caught. We will likely be looking to hire additional seasonal security staff for 2024.

The lower gates will be installed by Summer of 2024. Conaway Civil Engineering is overseeing the project. Overhead Door/ DH Pace is responsible for the gates and software. There will be multiple means of entry for members, visitors, and contractors. The office will work with members on access training.

### **4. Members Facilities Committee Reports**

- **A. Lodge**

Lodge Rentals have been very popular, especially around holidays. Reservations can be made through the office. Fee is \$75/ day with a \$200 deposit. The book club still meets at the Lodge on the 3<sup>rd</sup> Thursday of every month. Steppingstones from those stairs to sidewalk were added in 2023 and handicapped parking was posted and labeled from the new ramp on the side of the lodge.

- **B. Pool**

Thank you to everyone who volunteered to help open and close the pool this season. Huge thanks to Julia and Brad Baker for sealing the crack in the pool with marine caulk. The fix was effective. The patio and pool deck were dismantled a few times due to heavy storms and maintenance was able to rebuild and correct with minimal expense. The pool is fully staffed for 2024. This season, we anticipate opening the pool on Memorial Day weekend as usual with the same hours as 2023. We have received member feedback regarding the hours and will continue to take into consideration and post any changes on the website.

- **C. Campground**

The campground continues to be a fun amenity here at PVL with increasing popularity. Reservations work best. You can use the form through the website, call or email the office. The maintenance department continues to keep the campground looking wonderful with tree trimming, keeping the pads level and filled with adequate gravel, as well as continued improvements to the campground bathhouse included the beautiful facelift with the blue paint on the exterior and white some of the interior. We had some plumbing expenses despite preventive work, but still anticipate it opening by 4/15. It is not within the budget to upgrade the electric. Several spots are only 20amp and campers seem to be getting bigger and demanding more. Jamie can help get you into the

appropriate spot based on your unit. Please make sure to complete the registration when you arrive. Forms are attached to the shower house.

- **D. Beautification, Tennis Courts, Playground, and Pavilions**

Beautification committee welcomes both repeat and new volunteers. Joan Strong is now heading this committee up. We are grateful to the previous master gardeners that created beauty throughout the complex. We've found over the last couple years, many of those individuals are no longer actively involved, so maintenance is taking on the task of planting and mulching with Joan's leadership. We ordered two trucks of mulch to place in the existing beds. The entrances are another area of focus for 2024 with plans for wildflower perennials and ground cover in the turn around circle in the upper entrance and whitewashing of stone signs at both entrances. Maintenance has kept the lower pavilion and gazebo area power washed and has also spent much time patching the cracks in the tennis court. They will continue on this project.

The playground was totally washed out during the 100-year storms of July 2023. Gratitude for Brian Tharp and family, who repaired the parameter with existing materials. We also added an additional load of new playground gravel. The equipment is still in good shape.

## **5. Lake**

- **A. Boats**

Lake strain and boat safety continue to be a top priority of the association. There are currently just over 500 boats and personal watercraft registered for use on our 175 acre lake. Last year, the speed and horsepower limit was approved and implemented. Three watercraft limit per member was also implemented. No boats had to be turned away because of this. Violation letters were sent to just a few members for safety reasons, all of which were understood and improved. Boater safety was offered early in 2024, but was cancelled due to lack of registrants. This course can be taken online. The boater affirmation form that acknowledges the no wake boat, speed and horse power limits, has a new line about boater safety added to it.

- **B. Lake and Fish**

May 21st is the tentative date for the fish study. Weather pending. Scott Williams, a Biologist from the Missouri Department of Conservation will complete an electrofishing survey of our Lake. The purpose of the survey is to assess the fish population and overall lake conditions. The last survey here was completed by him in 2019. He asks that boats and members steer clear of his vessel while he manages the fish and gathers data. The fish will be returned unharmed to the lake. He welcomes members to meet him and ask questions at the marina as he completes the process and docks his boat. We will get the official reports in a few weeks with specific recommendations, however he can give us some preliminary information the day of based because his years of experience.

- **C. Beach/Gazebo**

The beach was a very popular place again this last summer. We want to thank Charlie Kinworthy, Sr. for raking the beach every week for years. He passed the rake to Julia Baker in 2023 and we are grateful for their continued work. We lost the entire beach in the 100 year rain in July 2023. Volunteers and maintenance worked tirelessly to clear the debris. Then, Gruenloh was brought in to dredge and reshape the swimming area,

as well as dump fresh sand. A new ditch was added near the gazebo to help divert the watershed and protect the beach. Gruenloh has also been hired to dredge both side inlet and across the street up the creek to protect the beach. The restrooms at the beach were also painted with the bright beautiful blue. The Gazebo, which was a very generous donation from the late Elizabeth Rowe, is available for rent for \$25/day with a \$75 deposit. The Gazebo also played host to the 4<sup>th</sup> annual Oktoberfest sponsored by the Hacker's and Kreilick's. Several members have requested electricity be added to the gazebo. This is proposed in the 24-25 budget.

### D. Dam

Our dam passed 2022 fall inspection with only one minor problem related to filling in varmint burrows. Cutting of the backside of the dam was increased to 3 times per year and will be done by Freedom for the first season in 2024. The fence is still an area of improvement needed. A upgraded camera was added in this area. Construction vehicles will be parking between the campground and dam parking lots during the construction of the treatment plant for Summer 2024.

### E. Marinas

Paving of the new upper lot in the main marina is being proposed for 2024. New deck boards have been purchased and will be installed early in the season at the lakeshore marina to start with. Woodson to follow.

## Peaceful Valley Property Owners' Association Financials

**The board is proposing dues in the amount of \$465 per lot for the 24-25 fiscal year.**

### 2023-2024 Actual Income and Expense and 2023-2024 Budget Proposal

#### Peaceful Valley Property Owners' Assn, Inc. Profit and Loss

	March- June 2023	July 2023 - Feb 2024	Projected Total 23-24 fiscal year
<b>Income</b>			
<b>Assessments to Members</b>			
Annual Assessments	208,668.05	65,090.94	273,758.99
Late Fees	448.95	1,408.20	1,857.15
Write-off of Bad Debt	-1,882.40	-4,602.60	-6,485.00
	\$	\$	\$
<b>Total Assessments to Members</b>	<b>207,234.60</b>	<b>61,896.54</b>	<b>269,131.14</b>
<b>Rental Revenue</b>			
-Lodge Rental	1,125.00		1,125.00
-Marina Slip Rental	600.00	1,350.00	1,950.00
	\$	\$	\$
<b>Total Rental Revenue</b>	<b>1,725.00</b>	<b>1,350.00</b>	<b>3,075.00</b>
<b>Revenue from Other Sources</b>			0.00
Interest Income	56.18	290.24	346.42
Misc. Income	5.00		5.00
Utilities and Labor Reimbursement	788.20	1,496.40	2,284.60
	\$	\$	\$
<b>Total Revenue from Other Sources</b>	<b>849.38</b>	<b>1,786.64</b>	<b>2,636.02</b>
<b>Unapplied Cash Payment Income</b>	66.55	77.50	144.05

zServices-DO NOT USE	67.50	91.25	158.75
	\$	\$	\$
<b>Total Income</b>	<b>209,943.03</b>	<b>66,950.51</b>	<b>276,893.54</b>
<b>Cost of Goods Sold</b>			0.00
-Maintenance Wages	5,190.08	13,824.66	19,014.74
-Security Wages	6,105.91	16,092.12	22,198.03
-Tax on Maintenance & Security Payroll	963.44	1,508.24	2,471.68
Beach Repairs & Maintenance	179.67	2,397.71	2,577.38
Campground Repairs & Maintenance	270.83	46.80	317.63
Contracted Lawn Care	17,670.00	135.81	17,805.81
Equipment Repairs & Maintenance	5,801.42	19,821.50	25,622.92
Lake/Dam Repairs & Maintenance	995.68	2,434.40	3,430.08
Lodge Repairs & Maintenance	1,845.40	4,608.31	6,453.71
Pool Repairs & Maintenance	2,713.35	516.38	3,229.73
Roads Repairs & Maintenance	2,216.58	990.07	3,206.65
Snow Treatment & Removal	3,600.00	9,965.37	13,565.37
Supplies-Janitorial	580.08	14,400.00	14,980.08
Supplies-Security	854.14	50.16	904.30
Tennis Court Repairs & Maintenance	10.66	503.82	514.48
	\$	\$	\$
<b>Total Cost of Goods Sold</b>	<b>48,997.24</b>	<b>87,295.35</b>	<b>136,292.59</b>
	\$	-\$	\$
<b>Gross Profit</b>	<b>160,945.79</b>	<b>20,344.84</b>	<b>181,290.63</b>
<b>Expenses</b>			0.00
Accounting Fees	330.00	1,011.50	1,341.50
Annual Meeting	95.70	-54.78	40.92
Bank & Card Charges	-296.35	273.00	-23.35
Gas and Oil	1,531.16	520.52	2,051.68
Insurance	1,675.00	18,236.20	19,911.20
Legal Fees	685.00	4,364.53	5,049.53
Melio Credit card fee	64.84	24.28	89.12
Member Activities	434.64	424.29	858.93
Office/Supplies/Equip.	2,347.26	1,786.46	4,133.72
<b>Payroll Expenses</b>			0.00
Taxes	369.84	1,121.47	1,491.31
Wages	4,336.26	2,146.11	6,482.37
	\$	\$	\$
<b>Total Payroll Expenses</b>	<b>4,706.10</b>	<b>3,267.58</b>	<b>7,973.68</b>
Payroll-Administrative Wages	7,998.10	15,049.22	23,047.32
Payroll-Tax on Administrative Wages	659.22	1,180.62	1,839.84
Postage	289.24	220.53	509.77
Refuse / Waste Mgmt	2,576.10	2,606.47	5,182.57
Reimbursements	292.99	860.74	1,153.73
Repair & Maintenance		2,689.58	2,689.58
Taxes and Licenses	202.66	806.38	1,009.04
Telecommunications/Internet	520.00	1,043.19	1,563.19
Utilities	5,063.86	11,822.72	16,886.58
zUnapplied Cash Bill Payment Expenditure	12.00	-314.50	-302.50
	\$	\$	\$
<b>Total Expenses</b>	<b>29,187.52</b>	<b>65,818.53</b>	<b>95,006.05</b>
	\$	-\$	\$
<b>Net Operating Income</b>	<b>131,758.27</b>	<b>86,163.37</b>	<b>217,921.64</b>

Other Income			0.00
Late Fee Income	0.28	592.50	592.78
Unrealized Gain/<Loss> on Investment	2,379.82	25.00	2,404.82
	\$	\$	\$
<b>Total Other Income</b>	<b>2,380.10</b>	<b>617.50</b>	<b>2,997.60</b>
Other Expenses			0.00
Gate Project Capital Campaign	20,195.00	7,076.61	27,271.61
	\$	\$	\$
<b>Total Other Expenses</b>	<b>20,195.00</b>	<b>7,076.61</b>	<b>27,271.61</b>
	-\$	-\$	-\$
<b>Net Other Income</b>	<b>17,814.90</b>	<b>6,459.11</b>	<b>11,355.79</b>
	\$	-\$	\$
<b>Net Income</b>	<b>113,943.37</b>	<b>92,622.48</b>	<b>206,565.85</b>

**Peaceful Valley Property Owners' Assn, Inc.  
Budget Proposal for Fiscal Year 2024-2025**

July 1st 2024- June 30th 2025

<b>Line Item</b>	<b>Suggested Amount 2024-2025</b>	<b>Budget Notes</b>
<b>Assessments to Members</b>		
<b>Annual Assessments</b>	\$304,110.00	654 lots (number of lots that paid due in 2023) @ increased due rate of \$465
<b>Assessment Refunds</b>		
<b>Late Fees</b>	\$2,000.00	Average Late Fee Income
<b>Write-off of Bad Debt</b>		
<b>Rental Revenue</b>		
<b>-Campground Rental</b>	\$100.00	
<b>-Gazebo Rental</b>	\$50.00	
<b>-Lodge Rental</b>	\$2,100.00	
<b>-Marina Slip Rental</b>	\$700.00	7 slips at \$100 per year- adding one on Woodson - total \$700
<b>Revenue from Other Sources</b>		
<b>Credit Card Cash Back</b>	\$0.00	
<b>Interest Income</b>	\$1,000.00	
<b>Misc. Income</b>		
<b>Utilities and Labor Reimbursement</b>	\$2,400.00	\$200 increase proposed per month- \$2400 annual rental income
<b>Total Income</b>	<b>\$312,460.00</b>	
<b>Cost of Goods Sold</b>		
<b>-Maintenance Wages</b>	\$29,633.46	Using a 11.8% multiplier for pay increases.

<b>-Security Wages</b>	\$22,905.58	Using a 11.8% multiplier for pay increases.
<b>-Tax on Maintenance &amp; Security Payroll</b>	\$3,911.58	Using a 11.8% multiplier for pay increases.
<b>Beach &amp; Gazebo Repairs &amp; Maintenance</b>	\$9,000.00	Suggestion to add \$5k Electric to Gazebo and keep \$4,000 from 2023/2024 budget
<b>Beautification Expense</b>	\$3,000.00	Adding funds as this was an area of improvement that was voiced in the surveys
<b>Campground Repairs &amp; Maintenance</b>	\$1,000.00	Increase to \$1000 will need gravel and plumbing
<b>Contracted Lawn Care</b>	\$32,000.00	
<b>Equipment Repairs &amp; Maintenance</b>	\$4,000.00	Tire and new bucket with keeping existing equipment
<b>Lake/Dam Repairs &amp; Maintenance</b>	\$5,000.00	Stocking of lake and purchase of buoys
<b>Lodge Repairs &amp; Maintenance</b>	\$2,000.00	Decrease from 2023/2024 budget
<b>Pool Repairs &amp; Maintenance</b>	\$3,500.00	Pool Chemicals and same budget YOY
<b>Roads Repairs &amp; Maintenance</b>	\$60,000.00	Total is \$120,000 from the \$60,000 last year plus additional \$60,000 this year
<b>Snow Treatment &amp; Removal</b>	\$18,000.00	
<b>Storage Area Maintenance</b>	\$500.00	Gravel will be needed
<b>Supplies-Janitorial</b>	\$1,000.00	
<b>Supplies-Security</b>	\$500.00	
<b>Tennis Court Repairs &amp; Maintenance</b>	\$300.00	Filling in holes on the court and potential new net
<b>Expenses</b>		
<b>Accounting Fees</b>	\$1,400.00	
<b>Annual Meeting</b>	\$250.00	
<b>Bank &amp; Card Charges</b>	\$200.00	
<b>Dues &amp; Subscriptions</b>	\$300.00	Owensville Chamber of Commerce, Quick Books
<b>Gas and Oil</b>	\$2,500.00	
<b>Insurance</b>	\$25,587.00	Expecting 20% increase- Increased 20% from previous yr's budget. Across the Insurance industry, rates have adjusted 20%
<b>Legal Fees</b>	\$10,000.00	An increase of \$9,816. Due to legal fee's from members sending legal letters threatening to sue PVL.
<b>Member Activities</b>	\$500.00	Jingle Mingle/Potential Spring/Summer Fling
<b>Misc. Expense</b>	\$200.00	

<b>Melio Credit Card Fee</b>	\$50.00	
		Looking into a printer contract after Summer 2024 is over to have an inhouse printer for PVL Manager and members.
<b>Office/Supplies/Equip.</b>	\$3,000.00	
<b>PayPal Fees</b>		
<b>Payroll Expenses</b>	\$500.00	
<b>Payroll-Administrative Wages</b>	\$35,706.35	25% pay increase - standard wage increases that was used in previous budget
<b>Payroll-Tax on Administrative Wages</b>	\$4,522.98	25% payroll tax increase, same as last year
<b>Payroll Tax on Administrative Wages</b>	\$2,000.00	
<b>Postage</b>	\$1,000.00	
<b>Refuse / Waste Mgmt</b>	\$4,000.00	
<b>Reimbursements</b>		
<b>Repair &amp; Maintenance</b>		
<b>Taxes and Licenses</b>	\$1,000.00	
<b>Telecommunications/Internet</b>	\$1,100.00	
<b>Uncategorized Expense</b>		
<b>Trapping</b>	\$500.00	
<b>Expenditure</b>		
<b>Security Gates</b>	\$3,600.00	Technology Expense- Internet and creditals
<b>Utilities</b>	\$15,763.45	Taking what we have spent through January 2024, divided that by 7 months into our budget or an average fo \$1,313.62 per month and multiplied that by 12
<b>Total Expenses</b>	\$309,930.40	
<b>Total Income</b>	\$312,460.00	
<b>Expenses</b>	\$309,930.40	
<b>Difference Income-Expenses</b>	\$2,529.60	
Proposed Additional Income for 2024-2025		
Rummage Sale- April 2024		
Fishing Tournament May 18th 2024		
Golf Tournament Fall 2024		

**Bank and Investment Balances as of 2/28/2023**

**Bank and Investment Balances** **Balance as of**  
**2/28/2023**

<b>Legends</b>	
Operations Account	\$95,431.87
Security Deposit	\$2,804
<b>Live Oak (Capital Campaign)</b>	\$4,908.85
<b>QuickBooks Checking (1% Checking)</b>	\$8,560.24
<b>Edward Jones Savings (Reserve &amp; Designated Funds)</b>	\$260,281.85
<b>Totals:</b>	<b>\$371,986.81</b>