



*Board Meeting Minutes
March 16, 2026 6:00 pm*

The meeting was called to order by President Julia Baker; 6:12 pm at PVL Lodge with the following Board Members in attendance: Gary Brauks, Don Dietrich, Sherri Durbin, Megan Jost, Matt Leach, Joan Strong, Brian Tharp (absent)

Guests: Jim Martin, Don Angell (left as meeting started), Anthony Cardoza, Doug August, Sue Thompson
Guest issues:

Sue Thompson – RE: formal complaint, she does not know the solution but is not satisfied and wants to know what can be done and when. Board & maintenance department expressed Sue is not alone in this problem. Julia said the board would discuss with neighboring property owner.

Don expressed the association needs to fix the ditches on Woodson prior to paving. This will also make positive impact on Sue's situation.

Doug August – lower entrance, cars parking outside gate and walking into fish

Jim Martin – Exploring consolidation of subscription services into umbrella program for HOA database management & website that is functional for board, members, outsiders

February Minutes: Approved

Treasurer's Report: Approved (correction we purchased 8 foot blade, not 6 foot blade)

Old Business:

- a) Website (Joan) – Was updated with Square with no charge.
- b) Swans revisited (Rumley request) – decision made to return the donation back to Rumley's

New Business:

- a) Boat Rules - #10 40mph & #19 250 HP...insurance driven changes. Don to contact insurance to revisit. Julia suggested forming a committee to review boat rules and redefine rules by class of boat.
- b) Fine Schedule Clarification – discussion around POA vs HOA. Jamie suggested to keep non-compliance fees. Jim Martin asked what are Gasconade county enforceable rules for non-compliant lots? Julia to review Gasconade County rules then proceed. Motion was made by Julia to remove section B-F and change Section A: 2-\$100, 3-\$250, 4-\$500 Megan 2nd motion passed.
- c) Treasurer – Motion made by Megan to remove Megan and Julia from Legends Bank & Edward Jones accounts and add Don, Gary and Matt. Julia 2nd, motion passed.
- d) Truck Loan paperwork signed by current BOD members

Facilities Supervisor, Chris Berry update:

- a) Can the fence be removed on the dam sidewalk? Not yet/ obtain drawing and cost for materials to build new railing.
- b) Purchase of used Trac Vac pull behind leaf vacuum for \$500? Julia motion yes to purchase, Don 2nd motion passed.
- c) Need for a utility trailer. BOD requested quotes. March 17 Chris provided quotes via email Megan motion to approve trailer purchase from current budget. Julia 2nd, motion passed the motion via email March 23.
- d) Suggestion for a boat to help with water repairs, etc. Reach out on Nextdoor see if anyone has one or is willing to volunteer.
- e) Looking into options for a trash dumpster at the maintenance shed.

Tom Bolte inquired about painting a center line on the hills. Discussion; roads are not wide enough. Also suggested community wide ditch cleaning effort from homeowners. The new leaf vac should help with this effort, Chris will reach out to Mr Bolte.

Building plans: Jessica Ennenbach dock, Tanner Rector new home; approved.



Board Meeting Minutes
March 16, 2026 6:00 pm

Suggestion to consider renting out former PWSD office in the Lodge after they move. Find a Lease form/\$500 mo.
Part-time seasonal help for maintenance and security; applications are coming in when should we begin to hire?
Julia to check with Marie for pool crew then run ad for part-time security and maintenance staff for mid-May – Sept.

Megan to get cookies, coffee, juice for April 18 owner meeting, Voting ballots go live for online voting tomorrow.

Meeting adjourned 8:02 pm motion Megan; 2nd Matt

Respectfully Submitted,
Sherri Durbin PVPOA BOD Secretary