

PVPOA Board of Directors

Minutes August 19, 2022

- I. Roll call: Tony Westermann, Joan Strong, Gary Hacker, Joan Strong, Megan Jost, Dan Hoemeke, Bob Oreskovic, Julia Baker
- II. Guests: PJ Farmer
- III. Guest Issues: 3 watercraft rule
- IV. Approval of July 15, 2022, minutes: No corrections
- V. Treasurer's report: Approved

a few big-ticket items were expected and approved previously

-- a member paid multiple back dues (1611.70) so proposed putting past balance (1147.70) into fund for new gates – motion passed

-- The budget is adjusted for 4-month tax year shift; negative sums are still negative because they are not paid; Julia suggested let them ride because all fine for new FY

- VI. Old Business:

Progress Report: Julia asked Jamie how going in the office. Jamie said still learning but going smoothly, building relationships. Julia said Jamie is great to work with.

Motorized watercraft restrictions: Dan specified “3 per property owner” while board works with lawyer on Trust and LLC issues. Clarification is needed in any case. Julia will write a list of intent for the lawyer to use as guidelines for proper verbiage to protect infrastructure and lake traffic load.

Lot rental: Another issue for clarification, since houses can be rented long-term with full privileges. It was agreed lot rental should

not be allowed because cannot carry full member privileges.

Weeds at dam: Board agreed burning at water edge is more environmentally correct than chemical spray

Dredging: Bob said all project went well and burn area also has useful containment now; there is a problem with a resident that wants area dredged for personal watercraft, while historical memory indicates original channel was a personal dredging project of said member's family; association should not be obliged to maintain; Bob will work with Gary for new floats and rope at the beach.

Dam: Bob said back-side mowing was not satisfactory, so he is exploring another contractor

Grellner Landscaping presented unsolicited bid to cut weeds around spillway and spray for weeds in spillway for \$350. Some members expressed concern over use of weedkiller. Bob will seek bid without use of weedkiller and seek cutting of brush on dam waterline.

PWSD invoice: Where did bill originate? Bounce back to PWSD to establish legitimacy; Dan will talk to Mike Garlock

Campground family member usage: Seems to have been fine but traffic was very light

Tennis Court fence in process of being primed first and painted; finished next week

VII New Business:

Gates: Dan is talking to contractor for road at upper entrance. Some discussion followed on length and placement of turn-around at the gate: Bob said the planned location is a drop-off that would require substantial fill and reinforcement; Gary suggested using an already existing road for the exit, in fact there are 2 possibilities. Then use existing gate area for entrance structures. Board

decided to each take a better look at the area and reconsider.

Dock Squatters: Mark has notified them (3 in Marina and 3 on Woodson side); consider sending a letter and specify fines for overstay; Julia said need to clean-up and clarify rules; board

decided on end-of-season deadline on clarifications so they are ready for membership meeting 2023.

Unauthorized watercraft: Mark expert not present; will take up next meeting

Lot exchange: Gary said issue with member's difficult access is being solved with willing lot swap; he said there are 5 lots available to switch

Tax sale: Gary specified terms of sale, under separate cover, for three levels of tax delinquent lots (1st, 2nd, 3rd sale) and 4th sale with sealed bid; county only requires about \$150 to cover advertising cost, so 4th sales can be as low as \$170 to \$200 to purchase. Gary proposed he and Jamie attend the sale Aug. 20 to purchase lots for resale. Motion passed.

Dredging "Dredging of beach area went well and burn area held the dredged material well, with no leakage. Everything is now dry.

In budget we set aside \$50K for dredging, have about \$40K left, will not need that. Bob recommended we plan \$10K for dredging around lower entrance, set \$20K aside for possible gate by spillway to lower water level, and turn \$10K back. Some discussion, but no formal vote. Will address at mid-year budget review. Bob will get a bid from Gruneloh for additional dredging this fall."

Regarding lowering water for general upkeep dredging: Bob has asked Groenloh to estimate dredging at lower entrance, creek area at the bridge and the 2nd creek on Woodson; Bob said there is 30,000 left in budget, put 20,000 aside for water-lowering

project, and put 10,000 back into revenue.

Lodge: Dan proposed having gutters cleaned and guards put on for \$1033.60; motion passed.

Gary is still working on completing steps on both sides.

Complaint from Melinda Zaremba: Dan/board will work with her to discover and work on resolution.

Complaint from David Wright: Claims he was not given requisite 30 days for first-right-of-refusal home purchase, apparently realtor abbreviated his window so he could not comply in time; board will discuss with lawyer; in the meantime, the board should review the first-right clause and may eliminate it because it is often problematic.

Consider Timberhill unpaved area for road work to remediate water damage

Megan talked to personal watercraft rider to slow down

Board reviewed building permit for signature

Lake-wide rummage sale? Joan brought up at request from member. Board said will take it up at next meeting.

Building Plans:

Carol Perry Carvallo for 1719 Lakeshore Dr approved

Elizabeth Foss 1673 Lakeshore Dr approved

Richard Koch 1610 Woodson Dr approved

Meeting adjourned at 8:15