

PVPOA Board of Directors

Minutes February 18, 2022

- I. Call to Order, meeting called to order at 6:00 PM by President, Julia Baker (via ZOOM)
- II. Roll call: Tony Westermann, Bob Oreskovic, Brian Kinworthy, Jeff Crump, Mark Martinez,
- III. Guests: Tom Bush, Dale Meyer, Linda Meyer, Richard Koch, Debbie Koch, Joan Strong
- IV. Guest Issues: Continued discussion re: By-Law language for dealing with Trust Accounts

Julie Walker (not in attendance) had an issue with unleashed dogs. Tabled, Julia to pursue.

- V. Approval of January 21, 2022, minutes: No corrections
- VI. Treasurer's report: No questions or concerns (Gary not in attendance)
- VII. Old Business:

Dan, Gary and Mark met with Mike Mundweiler on February 11 and discussed putting “teeth” into the rules and regulations. Mike reviewed our by-laws and determined the Board was within its right to impose penalties for rules violations without membership approval. Also discussed was the Board being able to address “eyesore” properties. Mike recused himself from any legal representation due to the fact he has had dealing with 1 or more of the subject properties. He advised that his daughter, Charlotte is a recent law school graduate joining his practice and that she may be able to help further our pursuit of taking action against these properties. He suggested that there may be a “Sheriff’s” repossession and /or other means of legal action.

He also advised we that to Charlotte re: language on how to deal with Trusts.

Gary, Julia and Bob met as the Finance Committee and with input from all committees, the budget was approved for presentation to the Membership. The end result is no increase in the Annual Membership dues. The Service Company fee increase has made it that much more difficult for the Board to try to implement and increase in the dues for 2022.

Bob added we need a place holder for \$50,000 for dredging.

Place holder for letter from the President to address 4-month short fall. There will be a \$56-\$83k gap that needs to be made up. Will present to Membership in April the need for a special assessment. Gary and Julia to work on presentation. Will present to Board at next meeting for Board approval.

Gary to propose a “utility sharing” opportunity to the Service Company” to combine certain services.

Tony presented “Letters for Rules Violations”, boat stickers, etc.

Online attendance via Zoom or other means, however, voting for rules/regs will not be allowed.

Virtual voting for Board Members will be allowed.

One potential Board Member application submitted to this point. (Joan Strong).

Jeff, Campground modification language.
Separate document attached. To be included as part of minutes.
Jeff to condense and present at next meeting for a Board vote.

Bob, Marina Boat slip rental. 16 slips available, potential to rent 4

slips, Bob will secure signs, posts, etc. Motion made by Bob to give the greenlight to rent 4 slips at \$100 each and secure lease agreements for interested parties. Seconded by Mark, all approved.

Julia waiting to secure meeting with Overhead Door re: gates. \$14k on deposit with Overhead Door.

Payment for sign damage. Received?

Boater Safety Course, 4 signed up so far.

Schedule of fees for Rules Violations passed around for Board review. Document attached as part of minutes.

Committee reports to be forwarded to Mark for Membership package by March 4.

Building Plans by Justin Hinson on Golf Course Drive for another new home construction, approved by Board.

No new members.

Greenspace lot numbers pending.

Tom to continue to construct cedar fences and benches along dam,

VIII. New Business:

Reinvest options for Reserve Fund, Julia and Gary

Staff Responsibilities – Dan and Julia, new role for Kim

Meeting adjourned at 7:08 PM