

PVPOA Board of Directors

Minutes January 8, 2022

- I. Call to Order, meeting called to order at 9:00 AM by President, Julia Baker
- II. Roll call: Tony Westermann (via ZOOM),. Bob Oreskovic, Brian Kinworthy, Jeff Crump, Dan Hoemeke, Mark Martinez, Gary Hacker
- III. Guests: Tom Bush
- IV. Guest Issues: None
- V. Approval of October minutes: No corrections
- VI. Treasurer's report: No questions or concerns
- VII. Old Business:

Railings on steps of lodge installed by Tom are now in code compliance.

Lorraine resignation

Verbiage for watercraft restrictions, motion made and all approved.

New rule to be included in Membership Package, available on website and noted in Splash newsletter

Tony presented letter to be signed and dated acknowledging acceptance of watercraft rules and regulations.

Emphasis to be placed on use of Flags for skiers/tubers/wakeboarders when at rest in water.

Watercraft operators need to be certified according to Missouri rules and regulations.

Julia advised board members to review Tony's letter for discussion at next meeting.

Discussion for online attendance for General Membership Meeting. Does not apply to quorum, only allowing viewing.

Handrails installed at pool steps'

Lower entrance bridge is structurally sound per in person meeting with Dan, Karl, Jimmy McClure and Mark Martinez. Excess concrete from various jobs will be dumped into voids, diagram of previous work in on file and meets/exceeds standards for weight/safety, etc.

Greenspace lot swap – Gary advised that attorney suggested we identify any lots that may be swappable that are greenspace and list them on one document. Gary has identified those lots and received approval for potential swaps. Approximately 8 owners looking at possible swaps.

Discussion of budget to determine if there is to be a 4-, 12-, or 16-month budget due to fiscal year change effective July 1, 2022, and how to fund 4-month gap. A pro-rated dues fee would be approximately \$125. Discussion ensued consequences of using reserve to fund \$50-\$60K shortfall or impose 1 time fee to supplement shortfall.

Power of Attorney form required by Missouri signed by Gary, Mark and Julia.

Board spending rules – agreed that a \$500 limit did not need board approval. Applies to current Board.

Reserve fund – how to reinvest.... tabled for Budget review.

An amount of \$75,000 was approved by finance committee as a starting point for the reserve fund until a reserve study can be initiated.

Responsibilities of staff employees per Bob, what does each employee do and what is expected of them.

Penalties for rules violations. Per Dan, need penalties for homes in disrepair, boats overextending limits of parking at marina, abandonment of vehicles, storage area violations, careless and reckless driving. Attorney will be invited to next meeting to ascertain what the Board can do levy fines. \$175/hour charge for attorney services.

Campground Rules modification, per Jeff. Discussion to eliminate/modify \$5 charge levied in excess of maximum stay allowed by current rules. Need to revise and perhaps modify reservation system.

Building Plans submitted by Jeff for new home construction. Approved.

New Members: Tricia and William Gorrick, purchased a house. Membership #s 66 and 123 from Tim and Teresa Edwards.

Damage to curb at marina ramp, not a major issue.

Asphalt base dumped at marina to provide more parking space to be covered with gravel.

Thank you notes received from staff for Gift Cards

Gate update – Contributions total \$8200

Lorraine replacement – nothing in rules requiring replacement. Will wait for membership vote. Perhaps a 1-year term to fulfill remaining time left on Lorraine's term.

Finance committee members are Gary, Julia and Bob.

Meeting adjourned at 11:30

