

PVPOA Board of Directors

Minutes May 21, 2021

- I. Call to Order, Executive Committee Session: meeting called to order at 6:01pm by acting President, Lorraine Andrysek,

Julia Baker nominated Lorraine for office of VP, accepted and unanimously elected

Julia Baker accepted nomination for President, unanimously elected

Mark Martinez accepted nomination for Secretary, unanimously elected

Gary Hack remains as Treasurer

President, Treasurer, and Secretary will have responsibility for financial accountability

Committee assignments are as indicated on attached spreadsheet

Executive Session concluded

- II. Roll call: Gary Hacker, Mark Martinez, Dan Hoemeke, Julia Baker, Lorraine Andrysek, Tony Westermann, Bob Oreskovic, present,

- III. Guests: none

- IV. Guest issues: none

- V. Approval of April minutes: approved without corrections

- VI. Treasurer's report presented by Gary Hacker

- VII. Old Business

Reserve account discussion. Lorraine on record as not approving Treasurer's Report, pending reserve account study. Bob agrees that should be an emergency fund. Discussion centers around dollar amount, \$50,000 being a

starting number

Gary suggested a new finance committee, and 10% of annual fees being applied towards reserves. Lorraine's concern being an audit.

The elephant in the room being the dam.

Gary says we will get there but we need the reserve study.

\$3500 estimated cost for study, not in the budget for this year.

Mark made a motion to approve treasurers report, Gary 2nd, all approved, Lorraine opposed.

Check received from IRS

Gates: infrastructure installed.

Technology based on cell phone access, however, may not be suitable for all residents. Overhead Door has been paid \$7291, which is half of the \$14,582.00 estimate.

Pace Technology responsible for technology portion

No one currently managing project

Karl Kloster, a former McCarthy Construction president was mentioned as a possible candidate to manage gate project. Gary agreed to contact him

Dan agreed to contact Pace

Lorraine asked for an itemized bid in the Pace proposal

Julia asked if Kim could contact Overhead Door to see if there is remaining balance

Would like to see gates installed and functional after Labor Day.

Street signs installed, signs at marina, sent back, due to "you are here" inaccuracy

Discussion on location of cameras

Social media status

VIII. New Business

Committees assigned

Should president of the board be allowed to vote,

Lorraine reviewed by-laws, no reference to president able or unable to vote, non-issue for us, president has the right to vote

RRoR does not apply

A quorum is 5, even though we are 2 board members short

COVID reopening scheduling, no restrictions

2 Lodge reservations

Gary made a motion to open pool and lodge with proper COVID signage, 2nd all approved.

Discussion of bartering for waiving of dues (Ben Buser) performed some work at the campground and broke up beaver dams, but asked for a waiver of dues.

Mistake by Dan that he owns 2 lots, so, \$650 in fees asking to be waived, however probably \$1200-\$1500 worth of work performed

Side bar....Tim Jenkins still owes \$3000 for dump truck....will be applied towards installation of culverts

We need the work to be documented, e.g. how many free hours, what is hourly rate, etc.....

Lorraine opposed to bartering

Dan made a motion to continue the practice of bartering with restrictions of being reported at the next meeting and documentation to follow

Mark 2nd, all approved, with exception of Lorraine and Bob

Conversion of greenspace at Woodson Marina to personal property

Mark departed at 7:57 PM due to a family commitment

Julia recording minutes

Mark transposing from Julia recording

Gary has a view on the screen

If PVPOA owns a lot, it is taxable, we have 12 properties that are currently taxed

After discussion, request was denied. If Woodson Marina was to ever be expanded or have major repairs, selling the connecting greenspace would be problematic

Motion made by Lorraine not to sell lot 30, Gary 2nd, reserving the right for the owner of lot 29 to make improvements subject to board approval, all approved

New Finance Committee, Tony and Bob volunteered

IX. Formal complaints: From Gasconade 911 service, conflicting addresses for new homes on Woodson, Kim needs verification and clarification

Modular home approval (need names), discussion of definition of modular

Approval for circular drive (need names)

Approval for lot clearance (need names)

X. New members: 3 (need names)

XI. Committee reports

a. Administration: Lodge back open, soda machine broken, buy new?
find a vendor? Julia will explore possibilities

b. Finance:

c: Operations; MDC Concrete at pool, Timeline on gate project

d. Lake

XIII. Adjournment: Gary moved, second Julia, meeting adjourned at 8:00 pm.