

PVPOA Board of Directors

Minutes November 19, 2021

- I. Call to Order, meeting called to order at 6:00 PM by President, Julia Baker
- II. Roll call: Lorraine Andrysek, Tony Westermann, Bob Oreskovic, Brian Kinworthy, Jeff Crump, Dan Hoemeke
- III. Guests: Tom Bush,
- IV. Guest Issues: None
- V. Approval of October minutes: No corrections
- VI. Treasurer's report: Gary not present, no questions or concerns
- VII. Old Business:

Insurance updates, insurance cancellations, per Lorraine

Gate Status, per Julia, Capital Campaign letter, Website set up by Gary to accept on line donations. Overhead Door meeting scheduled for January 18, 12:00 PM for onsite inspection.

Letters mailed out for Capital Campaign

Boat Type Restrictions: Per Lorraine, definition of a "galley". Discussion about "head", "kitchen", "closed/open bow", discussion led by Brian. Feedback from board members with suggestions for modifications for verbiage submitted by Brian and Tony, and a 25' limit on length. Suggestion by Tony to have boat owners attest to adhering to current boat restrictions, and not leave it up to Kim to make that determination.

Wakeboat discussion: replacement boats to be titled identically to previous title.

Brian to resubmit verbiage as suggested by Julia for approval at December Board meeting.

Discussion about Rule enforcement and consequences. We have no “teeth” to enforce rules. Dan suggested a Real Estate Attorney that has experience in writing indentures. Would require modification of By Laws. Tony suggested some sort of “start” mechanism, such as a letter from the Board stating the violation.

To be discussed further at December meeting.

By law change to allow virtual attendance and/or voting at annual meeting. Must be interactive. Bandwidth requirement. Moderator required to monitor attendance. Tony suggested a “test” run for virtual attendance, but making sure that virtual attendees do NOT have a vote. The general thought would be to move forward with technology that is available. Lorraine against awarding attendance prizes at annual meeting. Julia to research options for on line attendance

Electric service at the gazebo - \$840 per Tom. Noted, discussion for 2022 budget.

Payment for damage to stop sign – Invoice sent; payment not received.

Gravel for storage area – Dan, \$165 per load, for 8 loads. Voted on and passed by the members.

Update on bridge at lower entrance – Dan – Karl Kloster, engineer from McCarthy examined and determined that it is structurally sound. Meeting set up with Jimmy from MDC Concrete, Karl, Dan and Mark for 11/26

Finance Committee Meeting Notes – Julia. Reserve funds – Operational and Catastrophe. Amounts TBD. Edward Jones acct. with \$69,000 designated as catastrophe reserve. \$50k in stocks, approx. \$20k in bonds. Operational reserve to be determined. To be voted on in December. Lorraine not comfortable with volatility of our assets.

Members agree that a more conservative approach should be taken with existing funds. Stay with Edward Jones, but reinvest more conservatively. Thank you, Bob. Next meeting scheduled for January 15, 2022.

Per Julia, \$75k in operational reserve account to last until June.

Greenspace: Discussion is that a lot next to an existing member is greenspace and they would like to purchase a non-greenspace lot and exchange it for the greenspace lot adjacent to them to increase their footprint. (This is the secretary's interpretation of the discussion). That would be a swap – greenspace for non-greenspace lot.

Kim to try to assemble a list of people that have expressed interest in purchasing adjacent lots.

Change to By Laws regarding Trusts: LLC ownerships? Koch parents left Trust to 3 children and each of those families should be responsible for paying dues. By laws do not address Trusts. Board agrees that each owner of the Trust should pay fees. On paper, the Trustee is the owner. The beneficiaries are not members.

VIII. New Business:

Verbiage for boat restrictions – Brian

Letters for Rules violations – Tony?

Online attendance/voting options for annual meeting, not necessarily a by law change. – Julia

Voting for reserve funds. Reinvest.

Board spending rules.

Budget.

Address Trusts on an individual basis. Need to add language to Bylaws.

To be addressed further in February/March

Per Lorraine, potential new wakeboard boat owner at 1713 Lake Shore Drive. Determined that the boat is actually a Bayliner, non-wake boat with a wake tower per Bryan.

Handrail for steps at pool/lodge - Dan

Bob brought up concern about erosion on the boat launch at the main marina. May need to be budgeted because it needs more than just moving gravel around with the tractor.

New Members

No Formal complaints

No committee reports

Julia to send out action items.

Meeting adjourned, 8:00