

Minutes for Jan 20, 2023

Peaceful Valley Property Owners Association

Call to Order: Julia Baker brought the meeting to order at 5:59 pm

Roll Call: Jeff Crump, Tony Westerman, Bob Oreskovic, Joan Strong, Megan Jost, Gary Hacker, Dan Hoemeke

Guests: Bob and Sheri Buchmeier and Randy Fuller

Guest Issues

Buchmeier

Fence Plan: Cannot locate fence 6 ft off property line; utilities run there; by laws do not specify fence and fence is not quoted as "structure". Dan, after consult with lawyer, agreed. Bob could put his fence on lot line. Bob says he has to place it 3" in – OK

Fuller

1. Fountain at flag pole? Already replaced
2. Brought up mural for blank wall at marina; said no action/feedback. Julia said no decision yet; not at marina beautification stage yet
3. Mailman prior to pandemic retired; did lake community do anything for him? Gary said money collected was awarded to him

NOTE: Tony to Randy Fuller: said "sue" comment on NextDoor regarding Dixie road complaints poor and illegal coercive advice; please refrain; Dixie road maintenance issue is being addressed

December minutes approved

Treasurer's report: Gary

-- Bob review questions on arrears; Gary said much better than previous years; over half are new members that will probably pay; of balance, only about 12 are "chronic" problems that may result in board action this year

-- Motion: Back dues will go into capital fund for new gates; passed

-- The budget adjustment with new FY causes budget projection problem for months June to September, to be addressed later in meeting

Old Biz

Properties

Dan, with Mark and Gary, met with lawyer, Charlotte Burgess, regarding:

- Property on Circle Drive going to Sherriff sale; resolved in 2 weeks
 - Other properties, recurring inaction, will get second, registered letters
 - Speed limit on lake and watercraft-per-property wording under advisement
 - First-right-of-refusal issue is not illegal until someone uses it to be illegal, lawyer says
- Some discussion followed on changing construction square-foot-minimum; part of requirement for 2/3 vote of all owners, getting number of required votes seems unlikely; on that or first-right-of-refusal, board members suggested campaign to get all/most votes and then first to

change requirement for 2/3rds vote to change by laws; change wording to 2/3rds of "respondents" (Gary)

Burn Pile

Dan addressed the burn pile issue with lawyer; said people can burn at homes; Julia said need to honor DNR input about 200 ft to neighbor/structure rule; can contact fire department for burn pit; Bob suggested pushing up piles (with tractor still disabled) to move it back away from neighboring structures, and schedule burns to minimize problem; there is also a security issue with people lighting fires in the burn pit area; Gary said reposition cameras for license plates and put up signs for \$500 fine; Dan said they will put the barrier back, but in the mean time consider composting; Tony said he has seen a chipper made available to all so that you can put your yard refuse through a chipper and then take it away for mulch; chipper could be purchased through sale of equipment in the shed that is not required for maintenance (Don supplied inventory for sale and Jamie has expected price/revenue sheet for reference) Tractor repair issue was addressed early regarding burn pit requirement for the machine (also Timber Hill road work); Dan is exploring alternate local fix because tractor is still in limbo at designated shop; also option to buy another machine has been floated; decision will evolve

Dam Update

Bob said dam passed, but DNR cautioned holes need to be filled with dirt and tamped down so any new animal intrusion will be evident; Don will work on it

Gate Update (upper)

Bob said Conoway Consulting has supplied drawings for site prep; Gruelohe will supply a bid shortly to but in turn-around, drainage and culverts; Bob also asked for motion on \$3000 retainer for Rob Conoway to continue survey and oversight, out of capital fund; Tony moved; Jeff seconded; passed

Road Update

Dan said chip and seal only works well with curbs, so he will present a plan to install curbs with road resurfacing incrementally over period of years to complete.

New shelter at beach with memorial brick floor

Dan is getting a bid from Bradford to put up shelter; Don wants to use cedar posts he has on hand; TBD; Joan said best to work on Polar Engraving web order facility instead of trying to do local form; Joan will build web facility and consolidate orders; Jamie will be involved with donor payments and billing from Polar Engraving; timing on shelter and website TBD

Tom Bush Workman's Comp

Jamie said PVPOA insurance company will request medical records and go from there

New Business

Timber Hill Drive Erosion

Dan said Timber Hill (Dixie) is an issue because she wants to drive the direction in which the road always washes out because it is on a severe slope; she should drive the other way, no problem; Bob said he drove the road in 2-wheel drive and it was OK – does not require 4-wheel drive, but maybe a higher clearance than some cars; Dan said some mitigation can be planned when tractor is fixed.

Right-of-First-Refusal discussed earlier

Minimum-Square-Footage discussed earlier

Boat slip lease, Marina

Bob suggested boat slips available for summer season should be increased from 4 to 6 in 2023; problem with squatters was discussed and \$100 fine was suggested for those moored over **48 hrs**; Gary suggested having sealed bids to generate more revenue but no one was willing to move on that; slips be awarded to names drawn from a hat for \$100.

Building Plans

Jacob Koelling proposal did not include square footage so returned
Nancy Knibb, a “kit” or “pre-fab” house, proposed to locate at center of 2 purchased properties on Woodson; approved with 5 signatures

BUDGET

Gary said the change in FY will require budget projections from committees in order to stay within expected revenue, based on prior year expenditures; committees should work on expected costs and arrange a meeting with Gary to pin down within the next two weeks; budget will be discussed again at February meeting and then locked in for March meeting in preparation for annual meeting; Megan will work with Gary and committees on budget for transition to treasurer position

Bob brought up requirement for additional maintenance help during season, so increase in payroll budget; Dan will write up a job description and Bob will post in Splash to get the ball rolling, hoping to find someone in the community

Annual Meeting

Decided 22 April, 2023, 10 am, at the Lodge

Jamie will be out of the office March 20 to 24 for certification training