

Peaceful Valley Country Club Regular Meeting

May 20th, 2025 • 7:01PM

Roll Call: Rebecca Cayen, Sean Frolander, Dan Raplee, and Richard Whitson

Additions: Pothole repair added to old business. Liens and 4th of July event both added to new business

Minutes: April 15th 2025 regular meeting minutes

- *R. Whitson motioned to approve the* April 15th, 2025 regular meeting minutes as written, *R. Cayen seconded*; hearing no discussion, a vote was held, and the motion passed 3-0 with *R. Cayen abstained* due to absence from the 4/14/25 meeting.

Reports

- Treasurer: R. Whitson reviewed and read reports.
 - *April check register*
 - *R. Whitson motioned to approve the* check registers for April 2025, as written, *R. Cayen seconded*; hearing no discussion, a vote was held, and the motion passed unanimously.

Old Business:

- **Sign Replacement:** Board reviewed options submitted by Sign Post and recommended quantity of 2 of sign option #3 ACM single panel after office manager reviews longevity of sign. *R. Cayen motioned to approve 2 signs of option #3 at \$688 ea*, *R. Whitson seconded*; hearing no discussion, a vote was held, and the motion passed unanimously.
- **Pothole Repairs:** Board discussed revising previous approval from April 15th meeting of 20 bags of cold patch which hasn't been purchased yet and doubling it to 40 bags to repair remaining potholes since they believe 20 bags will not be enough. *R. Whitson motioned to approve 40 bags of cold patch*, *R. Cayen seconded*; hearing no discussion, a vote was held, and the motion passed unanimously.

New Business:

- **WRS Email:** Board discussed WRS emailing seeking additional profit after estimate had been approved. Board declined to approve paying WRS more since an estimate was submitted and approved prior to work and price was agreed upon in February. Board expressed it's not PVCC's fault there was an oversight and underestimate on WRS side but also wanted to keep a working business relationship. No further discussion.
- **5th Camera & External door lock:** Board discussed options to have a 5th camera installed in office and another lock for security after an incident occurred in office. Trail cameras as well as eb cameras were brought up as potential options. Board will work with the office manager to find a good option. No further discussion.
- **Benches for playground:** Board discussed looking into options on Grainger and/or materials for Vlad to build benches but support the idea for parents to be more

comfortable on the playground. Office manager will get estimates for options. No further discussion.

- **Rules & Fines/Chickens & Roosters:** Board discussed enforcing fines written in Bylaws in regards to too many chickens and having roosters due to complaints received from homeowners. Office manager will enforce Bylaws Section 16 when complaints are received by the office. No further discussion.
- **Clubhouse Cleaner:** Board reviewed a cleaner suggested by the office manager on a need to use basis at \$35/hr after being unsuccessful to locate someone for previous approval at \$25/hr. *R. Cayen motioned to approve local cleaner at \$35/hr*, D. Raplee seconded; hearing no discussion, a vote was held, and the motion passed unanimously.
- **Garbage/Trail Cameras:** Board discussed ongoing issues of garbage being dumped near the entrances and clubhouse. A trail camera was suggested as a method to capture images/videos of offences when they occur. *R. Whitson motioned to approve 2-3 trail cameras as needed for multiple locations*, R. Cayen seconded; hearing no discussion, a vote was held, and the motion passed unanimously.
- **Speeding issues:** Board discussed the ongoing issues of speeding happening on PVCC roads. Board agreed there are a lot of moving factors and are debating adding additional speed bumps or other means of speed enforcement including having the Sheriff patrol more on PVCC roads. Board concluded it's unfortunately an issue that can't be fixed in one meeting but will keep this in their minds. No further discussion.
- **Liens:** Board discussed pros and cons about implying Liens on properties with excessive back dues. Board said an evaluation down the road about due increases may need to be done to combat cost of living and prices of maintaining clubhouse, road repairs etc. No decision was made about Liens and no further discussion.
- **4th of July Event:** Board discussed wanting to have the annual 4th of July BBQ and firework event. Discussion was held about reaching out to fire dept and availability of the board for the event. It was discussed to do a BBQ option and potluck style while also being able to let residents do fireworks with a cutoff of 10:30pm. Office manager will help coordinate the event with the board. *R. Cayen motioned to approve a \$1500 budget for the 4th of July event*, D. Raplee seconded; hearing no discussion, a vote was held, and the motion passed unanimously.

Homeowners Forum: No homeowners present in person and homeowners on zoom presented questions of alpacas and invasive weed species in greenbelts.

Meeting Closed at 8:12pm