

PALMERA PARK CORP

Minutes

January 1, 2024

President Em Williams called the meeting to order at 6:00 p.m. Present were: Bob Hobson, Bill Patrick & Janice Lutz. Virtual were David Luadzers and Barb Brown. Twenty-nine guests were also present. President Williams welcomed all and lead the group in a prayer and the Pledge of Allegiance.

Minutes of the December 4th meeting were read by President Williams. Corrections were made. Motion to accept minutes by Bob Hobson and seconded by Janice Lutz. All approved.

Committee Reports:

- 1) Bill Patrick, building and grounds, reported rat bait traps were checked December 25th and all were empty except the clubhouse. Need to change the outside light on the corner of the club house. President Williams said he had called the City regarding the street light too.
- 2) Bob Hobson, membership reported 91 paid as of to date of 109. After January 8th meeting those not paid will be issued a second notice.
- 3) Janice Lutz, treasurer, reported an ending balance of \$31,807.75 stating details of debits and credits. Motion to accept her report was made by Bill Patrick and seconded by Bob Hobson. All approved.
- 4) Nominating Committee reported by Don Tevis they had 11 possible and 4 acceptance who are: Arnold Lance, Helen Fenimore, Ken Falk and Greg Hanson.
- 5) Fund Raising – Em Williams reported movement going for memorial brick plan have a local engraver, no charge yet.

Old Business:

- 1) Freezer – still waiting on to hear from the man. In the mean time suggest checking prices. Motion by Barb Brown to set a budget of \$1000 for new one, seconded by Janice Lutz. All approved.
- 2) Tree Trimming – can't locate trimmer, will wait to find someone. Heard that Fernando does. Em Williams will call.
- 3) Private Event Protocols – contacted attorney and gave a five page suggestion. Em will meet with attorney on Friday to discuss liability to the park. Comment from quests, note questions from guests not allowed. Must give Board two day notice to address Board.
- 4) Pending Violations
 - a. Waldrup (1104 N. Palmera) is a rental. Lots of stray cats. Letter sent to owner and renter saying owner would be responsible. Renter will discontinue feeding cats and will follow rules. Has rats in the house needs help. A bait station has been placed already and a second one will be also placed. David Williams is donating to purchase more rat traps. Feel the Waldrup violation is closed and resolved.

- b. Jeannine Diamond regarding grandson. Has given Board a letter from the doctor stating the child needs care under the Medical Exemption Act.
- c. Oscar Rodriguez (purchased Vodry mobile) lives in Tyrell, Texas and rents it out to a 53 year old woman. A letter was written to him to resolve. He was to respond by January 1st to communicate and how to resolve. As of today no communication. President Williams will discuss with attorney on Friday regarding failure to respond and resolve.
- d. Castro (910 S. Palmera) completion of repairs to mobile were to be done by January 1st. Bob Hobson received a call stating the young man will be done and our on January 2nd, The mobile will be rented.
- e. Carson – Violation of Article #9, living in camper as a resident over six months. Has 2 underage people knowing living in mobile while he was gone from Park. Mr. Carson has not responded to any correspondence he was sent. President Williams will discuss with attorney. President Williams discussed 55 plus status saying this is the most vital issue in this park. Ignorance or voluntary violations are not acceptable. This has to be maintained and will be enforce.
- f. Texas State Law 614 Restrictions Enforcement Policies go into effect January 1, 2024. HOA states a good thing on violations to have to set up fees to charge for violations. Need to set a meeting has to go to owners for approval. May schedule in a couple of weeks.

New Business:

- 1) Replacing 55 Plus boundary signs that are faided. Have a quote for 3 plaques (3'x2' for 3 at a cost of \$243 (aluminum) and \$260 (heavy). Motion to purchase \$260 by Em Williams and seconded by Bill Patrick. All approved.
- 2) Table Tennis Club – Em Williams will purchase first table at \$150 . Will set up all the time.
- 3) Kay Falk reported on upcoming events. New Years was good played games was over at 10:30. List of entertainment on the door. Event on January 9th cost of \$9 in advance and \$11 at the door. Valentines (men doing) cost \$12 with cake and ice cream and entertainment. She has tickets to all shows. Country breakfast on January 20th (be sure to sign up) will be free to new residents. Need a chairman . Will take donations for snacks, etc. Helen Fenimore has made donations (concessions). Janice Hess and Kay will be attending the entertainment showcase on January 9 and 10 to look at future entertainers. Craft Show on Saturday, January 13th. Need to purchase a plexiglass sign to put on street to announce Park events that are open to the public. Cost if \$70.. Motion to purchase by Janice Lutz and seconded by Bob Hobson. All approved except David Luadzers was opposed.
- 4) Article #9 – Bob Hobson made a motion to table, leave as is. Janice Lutz seconded. All approved.
- 5) Suggested park improvements – have a clean up day to power wash, paint, repair benches, etx. Set up Thursday afternoon January 11th 11th 1:00 p.m. start. All welcome to help.

- 6) Suggestion box - have an open house like a free breakfast, water in front of Hall need something like gravel or asphalt , need bids. Janice Lutz suggested to check on price.
- 7) Announcements
 - a. Sam Masten will be have a bible study for men on Thursdays at 9:30 a.m. in the hall.
 - b. Monday, January 8 at 7:00 p.m.is Annual Meeting
 - c. Four cats and one dog has died from poison. Poisons being put out really need to be put in a controlled area.

Addressed the Board – Don Starchers addressed the board stating we only have 2 members for election this year which has always been 3.. Nothing written regarding the number. He resigned and had one year left.

David Luadzers made a motion to elect 3. No second. Motion failed.

Motion to close meeting by Bill Patrick and Janice Lutz. All approved. Meeting closed at 7:10 p.m. Next board meeting will be February 5th.

Respectfully submitted,

Barb Brown
Secretary