

PALMERA PARK CORP
ANNUAL MEETING
January 10, 2022

Meeting was called to order by President Susan Stauch at 7:01 p.m. Sam Masten gave the prayer and the Pledge of Allegiance was recited by all.

A vote was taken to select new board members for 2022. The nominees are: Bob Hobson, Don Starcher, Jane Haines, David Luadzers and Bill Patrick. Ballots will be counted by renters in the park. Results of vote is: Don Starcher, David Luadzers and Bob Hobson. Congratulations to the new board members.

Minutes of the January 2020 meeting was read by Barb Brown. Note: no meeting was held in January 2021 due to COVID. Motion to accept minutes as read by Wally Peterson and seconded by Jim Swartz. All approved.

Treasurer's report was read for 2020 and 2021. Motion to accept treasurer's report by Leonard Lentz and seconded by Wally Peterson. All approved.

Carl Thomson, building and grounds, reported that during the cold weather last February, 2 leaks were found in ceiling and has been fixed and rerouted water lines for ice maker. The faucet outside on the east side snapped and this faucet has been repaired. AC in pool room may need to be replaced sometime in the future. Need to discuss the repair or replacement of floor tiles. One scenario is to remove all tiles and glue, polish and cover with epoxy – cost \$20,000. Another scenario is to possibly do ourselves, epoxy costs about \$35/5 gallons. Another scenario is to replace old tiles as needed. And finally, have donations to cover costs of the \$20,000. Nothing was decided at this time.

Kay Falk, activities director, reported upcoming events as:

- 1) Fellowship – Palmera Park Corp is on Facebook. Contact Jim Swartz, administrator, to be added to group
- 2) Pot Luck – Thursday nights at 5:30 p.m once a month (first time will be to welcome newcomers-January 11th)
- 3) Entertainment Program – Hot Dog/Chili/Frito/Dessert with Rusty Rieson cost \$11.00 to be held January 25th. Kay welcomes ideas for future entertainments.
- 4) BINGO – Wednesday nights at 7 p.m. Carl and Esta Thomson in charge.
- 5) Ladies Group – meets 1st Monday each month. 2nd ~~Monday~~ ^{Tuesday} each month is a luncheon. Have a quilt for raffle. Darlene Mawhinney has raffle tickets for sale (\$1.00 each or 6 for \$5.00). Any more things to donate for raffle please let Darlene know.
- 6) Gabfest is every Friday at 7:30 a.m. Sign up sheet on bulletin board to see who is in charge.
- 7) Ice Cream on the 1st Sunday at 3:00 p.m. Bring your own bowl. Sign up sheet on bulletin board to see who is in charge.
- 8) Pancakes and Sausage Gravy w/Biscuits – Every Wednesday at 7:30 a.m. Sign up sheet on bulletin board to sign up to work.

New Business:

- 1) Valentines Dinners – planning committee meeting at 9:00 a.m. January 14th.
- 2) Purchasing – Jim & Cathy Starcher not here this year, need someone to volunteer to handle for now, please see the board.

- 3) Assessment fees/allow for payment (due January 1st) – Motion to discuss by Wally Peterson and seconded by Jim Swartz. All approved. Lee West mentioned the Good Samaritan Clause since some residents didn't know about it. A Good Samaritan Clause is in our covenants which allows the board to decide if resident meets qualifications and pays the dues. Motion to not accept payments -the \$100 is due on January 1st of each year-made by Leonard Lentz and seconded by Kay Falk. All approved.
- 4) Management Company – Board isn't suggesting, just looking at it.
- 5) Mask Mandates – County has not mandates at this time. It is suggested that masks be worn in close quarters. Sign will be posted on door of hall if mandated.
- 6) Tax Exemption – Got back after no filing an E-postcard with IRS for 3 years. If lose again, will never get back. This tax exemption keeps up from filing taxes each year.
- 7) Caregiver/Vote – To keep in compliance with HOPA the definition of a Caregiver needs to be someone who lives with resident 24/7 and provides all needs. See ballot. Discussion was held for quite a while. Vote was taken by attendees. None attendees will be mailed the ballot on January 11th with the return of ballot on January 25th. Results of this vote will be determined at that time. Motion to end discussion by Sam Masten and seconded by several.

Meeting was adjourned at 8:29 p.m.

Immediately after the meeting new board members met to select positions. A motion to accept the current board positions remain as is by Don Starcher and seconded by Janice Lutz. All approved. New Board positions are: Susan Stauch, President; Bob Hobson, Vice President; Barb Brown, Secretary; Janice Lutz, Treasurer; Don Starcher and David Luadzers, Building and Grounds. Next board meeting will be on February 7th at 6:00 p.m.

Adjourned at 8:50 p.m.

Respectfully submitted,

Barb Brown
Secretary