

PALMERA PARK CORP
ANNUAL MEETING
January 8, 2024

President Em Williams called the meeting to order at 7:00 p.m. President Williams gave a prayer and lead the group in the Pledge of Allegiance. Board members present were: Em Williams, Bob Hobson, Barb Brown and Bill Patrick. Virtual were Janice Lutz and David Luadzers.

President Williams remarked that there are park directories available and address change forms. We need to improve facility and communication. Many improvements including the shuffle board, new fridge, signs, etc. Thanks to Helen Fenimore to handling the website.

Minutes of the January 9, 2023 minutes were read by secretary Barb Brown. Motion by Wally Peterson and seconded by Lee West to accept the minutes as read. All approved.

Committee Reports:

- 1) Kay Falk, activities director reports many upcoming events. (See Flyer) Be sure to check bulletin board for upcoming events and be sure to sign up.
- 2) Building & Grounds – Bill Patrick reported the park has 10 rat bait traps placed on mostly on North Palmera. David Luadzers asked what is the cost for maintaining these traps. Bill stated approximately \$50/month. President Williams said we need to control and be careful when putting poisons out at your homes. To date we have lost one dog and four cats. Rosalinda Martinez addressed the group stating her cat had died and wanted to know who did it. She was very upset.
- 3) Treasurer report was read by President Williams for Janice Lutz. The beginning balance on January 1, 2023 was \$34,233.60 with credits of \$22,106.93 and debits of \$24,532.78 making an ending balance as of December 31, 2023 of \$31,807.75. Frances Petska asked what Good Sam was. President Williams said it was a donation fund to help low income residents pay due or other needs. Also the 2024 budget was introduced with credits if \$18,550 and debits of \$19,300. A motion to accept the treasurer's reports was made by Kathy Allen and seconded by Darlene Mawhinney. All approved.
- 4) Bob Hobson, membership reported 2023 had 100% paid. As of 2024 only 14 not paid. Someone else will need to collect. His term is over.
- 5) Fundraising – A committee consisting of Wally Peterson, Tom Koppelman, Larry Rick and Em Williams are working ways to raise funds for capital improvements.
- 6) Auditing Committee composed of Larry Allen, Kathy Allen an Loreen Ranals reported audit is done and correct. Great job Janice Lutz.
- 7) Nominating Committee composed of Don Tevis, Gary Diamond and Em Williams. Don Tevis reported the committee asked 11 people and 4 agreed. Confusion regarding adding names to ballot after committee made their nominations. President asked for nominations from the floor and there were none. Meeting was dismissed to vote and collect ballots. Carl and Esta Thompson and Mike Prater adjourned to the pool room for counting..

Old Business:

- 1) Article #9 – committee was formed to prepare a proposal. After several meetings and the board discussing these suggestions from the committee and after a lot of confusion, concern and total miss communications Article #9 was tabled.

- 2) POA Pending Violation Enforcement – as stated in our Bylaws/Covenant/Constitution which was read by President Williams, we must maintain the 55+. Rick Carson is in violation. He has refused and ignored all attempts to solve this problem. As per our covenant living in a camper over one year with a mobile home on the same lot is a violation. Some residents could not understand what the guidelines were according to the covenants. There was a lot of discussions. Also as per covenants a 55+ resident must reside with guests under the 55 age for no more than 30 days in a calendar year. This violation will continue to be pursued. Board was accused of knocking on doors late at night to give the necessary paperwork needed to live in the Park. This was miss informed and did not happen. When people work sometimes makes it hard to reach.

New Business:

- 1) Private Events Liability Waiver – There is no charge to use the hall for private events. The resident needs to let the board know two weeks in advance and the reasons for event.
- 2) Texas Law 614 went into effect January 1, 2024 regarding specific violations a POA/HOA can charge . President Williams has scheduled a meeting on January 22 at 6 p.m.to discuss the law. The attorney has provided document forms. They will be no voting. All members may attend.
- 3) Hall floor needs to be redone. A resident/member of the park has agreed to fix for the cost of materials.
- 4) Mike McKnight made a motion to combine Unit 1 and 2 to have the same rules. This was the Article #9 issue that was tabled. No second.

Announcement of election results: Elected were Arnold Lance, Helen Fenimore and Bill Patrick.

Motion to adjourn by Lee West and seconded by Kay Falk. All approved. Meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Barb Brown, Secretary

Note: President Williams referred to the Bylaws/Covenants/Constitution regarding every issue.

Immediately after the meeting board members met to select positions. The new board positions are: President, Em Williams; Bill Patrick, Vice President; Barb Brown, Secretary; Janice Lutz, Treasurer; Arnold Lance and Helen Fenimore, Building and Grounds. Next annual board meeting will be on Monday, January 13, 2025.