

**P.O.A. BOARD OF DIRECTORS MEETING
JANUARY 20, 2005**

THE MEETING WAS CALLED TO ORDER by Robert Avery, President.

ROLL CALL was taken to show these members to be present: Robert Avery, George Swast, Jim White, Alan Politte, Herb Sweeney, Jackie Breder, Ed Bohnert, and Tom Dawes. Anthony Georges was absent with excuse.

THE MINUTES OF THE NOVEMBER 18, 2004 MEETING were read by Alan Politte. Changes and corrections were: We do have recourse when Ameren UE tears up roads and hybrid sun perch should be hybrid sun fish. Herb Sweeney made a motion to accept minutes with changes; George Swast seconded the motion. All were in favor.

ADDITIONAL GATE CARD REQUEST. There was one request made by Geo Technical Engineering Firm. Herb Sweeney made a motion to decline Geo test request for a gate card. Tom Dawes seconded the request. All were in favor.

THE TREASURERS REPORT and UTILITY FINANCIAL REPORT was read by Bob Avery. George Swast made a motion to accept reports as presented. Herb Sweeney seconded the motion. All were in favor. Alan Politte drew the board's attention to page 2 of the financial report. Prior Year Delinquent Assessments code 109. We anticipated \$1000 and have collected year to date \$5,449.53. Also the next line, Assessment Late Penalties & Interest, we anticipated \$700 and have received year to date \$2,205.51.

THE UTILITY BOARD REPORT was presented by Dale Hunter. The new tank and pump are in. When the new pump went in, water was shut off for approximately 36 hours. No one complained, probably didn't even realize. There may be a small leak or it could be due to the wet weather. Dale is going to wait until weather and ground dries up before we have the company that installed the tower to check for the leak. The public service commission (PSC) approved our raise. It works out to about fifty-seven cents per month per customer. Dale was asked again by the PSC why Summer Set belongs to the commission. Dale had requested a raise that would work out to about \$3-\$5 per customer. The commission told Dale how to get out of the commission. The PSC fee is going to be raised to \$4200. George Swast made a motion to drop out of PSC. Jackie Breder seconded the motion. All were in favor. Randy Farmer and the board acknowledged Dale Hunter for all the work he does with water and sewers at Summer Set.

CORRESPONDENCE AND ACTION THEREON Summer Set received a check from Ameren in the amount of \$3,962.72 for road damage to Dewberry.

COMMITTEE REPORTS

1. **ARCHITECTURAL** George Swast reported that the plans for five houses were approved in December. Currently we send out 299 water bills and have 15-20 houses under construction.
2. **SECURITY** Herb Sweeney reported that the median drive thru was repaired by the person who drove thru. The guards have written 12 reports in three months. The telephone company is going to remove the guard rail, put down gravel and feather the guard rail back in. This will be done at no expense to Summer Set. The telephone company is also going to repair the median where they have had trucks parked and other vehicles have had to drive into the median around them. The phone company will seed and straw.
3. **FISHING** Tom Dawes reported that the fishing tournament dates had been set. We will have seven weekend tournaments and two Wednesday evening tournaments. Catfish and hybrid perch were ordered but our orders were not filled. There are a few trees to put in the lake but conservation will not need to put them in the lake. Fishing tournaments were cut down from five hours to four hours.
4. **ACTIVITIES** Jackie Breder reported that the activities for 2005-2006 have been set. Please make a note that for the Halloween hayride we will be meeting at the campgrounds.
5. **BOATING** Bob Avery and Walt Decker met. There is a registration sheet for boating and a separate registration for ATVs.
6. **ROADS** Jim White had nothing to report. Our sweeper will be used on Friday to clean up Monte Rosa.
7. **FINANCE** each committee chair was given a budget sheet to fill out. Finance committee met on January 7 to discuss budget. Under spent budget lines were frozen so as not to have a deficit at years end. Tony Georges and Jim White will work toward a year end presentation at the annual P.O.A. meeting.
8. **OFFICE** Shirley has been working on quarterly taxes and toward finalizing year end taxes.
9. **LAKES/PARKS/BEACHES/GROUNDS & CAMPGROUNDS** Randy Farmer suggested that the middle anchor for the swim area needs to be heavier or an anchor added.
10. **BEAUTIFICATION** Jackie Breder thanked Randy Farmer for replacing the dead tree. Randy also fertilized all the trees.

VISITORS COMMENTS/QUESTIONS & SUGGESTIONS None

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OLD BUSINESS Bob Avery updated the board on the purchase of lots placed in receivership.

NEW BUSINESS Bob Avery reported that on Dec. 8, 2004 Summer Set purchased the lot next to the water tower for \$3,000. Insurance on buildings and equipment went up from \$8122 to \$10,898. Crime bond insurance in the past was only for the utility company; now it has been extended to cover also P.O.A. Crime bond insurance covers forgery, embezzlement and other crimes at a cost of \$606. Summer Set is selling two lots on Blueberry. The two lots have been purchased for \$9,000— as soon as the financing goes through. Summer Set has also rented two more dumpsters from Waste Management for \$483.13 that brings our Waste Management bill to \$1739.53. Tom Dawes suggested we get a bid from the waste group in Richwoods. IESI has a landfill on H. IESI saved Festus about \$28,000 per month. Herb Sweeney said he would get the phone number. Summer Set had to replace the motor for the cinder spreader. Summer Set is putting a road in on Caroline Court. Bradford bought a lot and Summer Set had to put a road in so they could get to their lot. A deposit has been paid to rent the Amvets for our annual meeting. The meeting is scheduled for June 12 at 1:00pm.

A homeowner came in the meeting, stopping our meeting with a complaint about barking dogs and untidy neighbors. Bob suggested that Herb Sweeney and Jim White stop by and talk to the people about barking dogs and keeping trash picked up at their house.

Bob Avery brought to the attention of the board that a homeowner parked an enclosed trailer next to his house to store lawnmower and other stuff in. Bob also has a report that another homeowner plans to put a 24' trailer in his back yard. Jackie Breder made a motion to accept George Swast wording for no trailers with or without wheels for storage or any other use. Discussion was that wording needs to be such that boat trailers and trailers that are kept up and not permanent trailers need to be exempt and put in covenants at the annual meeting. The motion was voted down. We discussed having a lot just for storage.

Another potential problem Bob brought to the boards attention is rental houses. Alan Politte brought up long range planning. Tabled at this time.

There is no electricity at the entrance to Summer Set.

Meeting adjourned.

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**P.O.A. BOARD OF DIRECTORS MEETING
SEPTEMBER 15, 2005**

THE MEETING WAS CALLED TO ORDER by Robert Avery, President.

ROLL CALL was taken showing these members to be in attendance: Robert Avery, George Swast, Anthony Georges, Jerry Lawrenz, Jackie Breder, Tom Dawes, Kenneth Roth, Joe Rosenbaum & Greg Buscher.

THE MINUTES OF THE AUGUST 18, 2005 MEETING were read silently. Kenneth Roth made a motion to approve the minutes, seconded by Jerry Lawrenz. Approved by general consent.

REQUESTS FOR ADDITIONAL GATE CARDS No requests made.

THE TREASURERS REPORT was given by Anthony Georges. George Swast made a motion to approve the report, seconded by Jerry Lawrenz. All in favor.

UTILITY BOARD REPORT No report.

CORRESPONDENCE AND ACTION THEREON None.

COMMITTEE REPORTS

1. **ARCHITECTURAL** Since last month plans were approved for 3 homes, a culvert and a fence. A contractor informed us that pre-seeded mats are available that can be used in ditches.
2. **SECURITY** George Swast thanked volunteers for helping out over the Labor Day holidays. The radar gun was used Wednesday morning. Jim White and Randy Farmer sat down by the beach and caught 7 speeders. The highest speed was 38 mph. We will continue doing this twice a month until speeding gets under control.
3. **FISHING** 11 boats were entered in the August 20th tournament. First place went to Tom Dawes & Jackie Breder, second place went to Robert Baker & Joe Martin, Joe White & Steve Bollington. Next tournament will be Saturday, September 17th from 6:00 pm until 10:00 pm.
4. **ACTIVITIES** Fall workday will be held Saturday, October 8th and the Halloween hayride will be held on Saturday, October 22nd.
5. **BOATING** Nothing to report.

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6. **ROADS** Last Sunday the foreman for Sunrise came out. George Swast and Jim White rode around with him and showed him the roads scheduled to be asphalted. They will probably start on it in the next two to three weeks.
7. **FINANCE** Tony Georges said the budget is pretty well on target. The collection agency we hired has been doing a fine job of collecting delinquent assessments for us.
8. **OFFICE** Nothing to report.
9. **LAKES/PARKS/BEACHES/GROUNDS & CAMPGROUNDS** George Swast reported we had a good year for camping. No vandalism occurred. The Windsor stones for the retaining wall behind the office have been ordered and we are expecting them to be delivered Monday.

VISITORS COMMENTS/QUESTIONS/SUGGESTIONS Murrell Boyer commented on the good job being done on road repairs.

OLD BUSINESS

1. **PSC REPORT** Our attorney recommended we hire Gregory Mitchell, an attorney in Jefferson City associated with the firm of Brydon, Swearngen & England. By acclimation the Board agreed to retain Mr. Mitchell to proceed with filing an Application for withdrawal from the PSC's jurisdiction and to take all steps necessary for obtaining the withdrawal.

NEW BUSINESS

1. **NEW GATE CARDS** Jim White has been looking at a new gate system. He will have more information and a cost estimate by the next meeting.
2. **UPPER GATE LIGHT** George Swast said he would like to have the electric company install a dusk to dawn light by the upper construction gate. George asked Randy Farmer to get a cost estimate.
3. **FENCE AROUND WATER TOWER** Jackie Breder made a motion, seconded by Jerry Lawrenz, to put up a fence around the well house and water tower and to be paid for out of the Contingency Fund. All were in favor.

ADJOURNMENT

George Swast made a motion to adjourn the meeting, seconded by Jerry Lawrenz. All were in favor, the meeting was adjourned.

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