**PLOA ANNUAL – SPECIAL MEETING**

**DECEMBER 5, 2021**

A quorum was established with a combination of in person, Proxy or Ballots for a total of 105 voting certificates.

**WELCOME**: President Sharyll Haney offered a welcome to everyone and introduced the Board of Directors.

INVOCATION: 1st VP Kim Coesens gave the Invocation

The meeting was called to order by President Haney at 1:11 pm

**APPROVAL OF MINUTES**: There were no corrections to the June 13, 2021 minutes and were approved by general consent.

**TREASURERS REPORT**: Lori Norman presented the report:

 January – November 2021

Total income of $ 21,724.44

Total expense of $15,377.24

Net income of $5,836.20

A Panorama Analysis covering Owners, Dues and an AR was handed out and presented.

**BOARD OF DIRECTORS REPORTS**

President Sharyll Haney gave a recap of the Chili Cook off and thanked all those that helped. She thanked Dean Thelke and everyone that help him on the road crew. Several trees were cut down at the park and the firwood is free for resident use only. After the winter if the Board have some left over we will look into selling it.

1st Vice President Kim Coesens reported on repairs needed at the club house: mold under the sink, siding repair and paint, ramp and stairs including adding a railing, Bathroom repairs: possible septic issues, water leaks and stall doors. The front entrance sign needs some repairs due to the posts rotting. Estimates are being gathered for these and any other issues that are found.

\*John and Debbie Chisolm spoke up and offered a $3,000 donation to help with the repair costs.

2nd Vice President Cathy Burton gave an update on the road repairs needed and that she is working with Dean Thelke to gather estimates to have a company come in and do proper road repairs. It was discussed to consider a loan to do all the roads and if the debt could be paid off before the roads would need repairs again. We need to be aware of water pooling on the roads due to poor drainage and to notify the Board if you are unable to clear your ditch so that arrangements can be made. The plan is to start road repairs again in the spring.

3rd Vice President Pam Kiowski reported that she has been reaching out to owners that are behind on their dues/fees to offer a payment plan or any other ways the board could help get them current. She presented a copy of the letter owners will receive and steps the board will take if placing a lien on the property becomes necessary. There are currently 13 properties with liens and by the end of the month 9 more will be added to the list. We are looking into options for credit card payments.

Secretary Lori Norman presented the motions that were mailed out with the meeting notice on behalf of the board.

*No second is needed as these motions come from the Board of Directors*

1. Amend Bylaws Article 10 to read – No Mobile Homes, Trailers, Yurts, Rail Cars, Connex, Tiny Homes not built on site or Morgan Sheds shall be allowed in Panorama Estates addition for residential use.

After some discussion the motion **PASSED**

1. Amend Bylaws Article I Section IV and Article IV Section I by removing the statement allowing those 65 and over to not have their dues raised once they are 65 years of age. Those already receiving the discounted rate WOULD BE GRANDFATERED at their current rate.

After clarification and discussion the motion **PASSED**. (Those currently over 65 that did not have their proof of age on file with the PLOA were give until the end of the day to submit it to meet the grandfather clause). President Haney mentioned that we are still pursing legal advice on this matter and will relay any information as it is received.

1. Amend Bylaws Article I Section V and Article IV section I to read – The annual maintenance fee for each member’s lot shall be One Hundred Forty Dollars $140. Each additionally owned lot will be Ninety-Five Dollars $95 annually. After discussions about improving the infrastructure with the added money and the concern about maybe more arrears the motion **PASSED**.

**NEW BUSINESS:** None

**ANNOUNCEMENTS:** President Haney reminded everyone that there are several ways to contact the board. Email, dedicated phone line, Postal mail and Facebook.

**ADJOURNED:** 3:13 PM