

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
January 8, 2007 – 5:00 p.m.**

**Call to Order
Prayer
Members Present –**

Minutes – December 31, 2006

Treasurer's report December 31, 2006

Outstanding Bills

Old Business

Parking area status update

Adult Park 55 sign – cleaning

Sale on Old Tables – status update

Checking Account-Minimum Balance-C. Sliffe to check out

**Authorization on Checking Account-Move Money from contingency fund
(C. Sliffe-to check out)**

Proposed Letter on under 55/35 sent to appropriate party (sent 11/16/06)

Possible letter to be sent to two owners of two unkept properties

Appointment of Nominating Committee, one Director and two from the general membership. To be reported at January meeting

Appoint Director to review Constitution & By-Laws along with 2 members of the general membership

Review Policies

Health Inspection Report – Done 12/22/06

Other

New Business

Gene Peak

Kay Blair

Orville Kuran

Membership-complaints, letter and dues

Associate Members-complaints (Barb Leslie), change policy on associate dues

Future problems – new property owners

Renew CD due January at the Frost Bank. Also renew exemption from service charge

Aerial view of Palmera Park - discussion

Appoint Audit Committee comprised of 3 members of general membership who will audit the books as of January 31 and report to Annual Meeting in February

Treasurer to prepare annual financial report, proposed budget and recommend dues to the Board for approval before presenting to the Annual Meeting

The Corporation pays for park sale permit and advertising. President gets permit from the City and Activities gets advertising.

Review job descriptions of Board and Committees

Insurance on Building is due in March, Treasurer bond is included.

Contingency Fund deposit by 1/31 each year (\$10.00 per member)

Posting of annual meeting – 10 days prior to annual meeting

Other

Reports – Building & Grounds

Membership

Next meeting – February 5, 2007 at 6 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – January 8, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Charlie Sliffe

Members Present - James Starcher, B. J. Carter, Charlie Sliffe, Claude Hines, Jr., Roger Newport and Sharron West. Guests were Kay Blair, Gene Peak and Lee West.

Minutes – December 4, 2006 – Motion was made by Charlie Sliffe , seconded by B.J. Carter and carried to approve the minutes as printed.

Treasurer's report as of December 31, 2006 – Motion was made by Sharron West, seconded by Roger Newport and carried to accept the Treasurer's report.

Bills – See Treasurer's Report attached. There were two outstanding bills: \$211.24 due to JR Hines and \$67.02 due to Jim Starcher. Bills were also presented to the Board for wreaths that were redone and boxes were purchased to store them in. A motion was made by Charlie Sliffe and seconded by B. J. Carter and carried to pay the bills presented.

Old Business

Parking area – JR Hines reported that the lumber has been purchased for this project.

Adult Park 55 sign – is in need of cleaning. JR Hines reported that this sign was cleaned two times this summer. With the sewer project work being done in the park it is difficult to keep the sign clean.

Sale on Old Tables – There are 10 of the 8' tables left. We will try to sell them at the park wide sale to be held on February 3, 2007.

Checking account minimum balance – Charlie Sliffe reported that there is no minimum balance required.

Authorization on checking account – to move money from contingency fund. Charlie reported that as we are non-profit the bank personnel will need to check

this out. At this point we are not in need of having to move money. If it becomes necessary in the future the treasurer will bring it up again with Frost Bank.

Under 55 letter – a letter that was sent on 11/17/06 via Certified Mail to Elouise Callaway has been returned (did not sign to receive). A copy of the letter with attachments was sent regular mail on 12/08/06. To date there has been no response. The party at 1124 North Palmera in Palmera Park Heights still resides at that address. There was a brief discussion on the under 55 park and possibly contacting a lawyer.

Two properties in the park remain mostly unkept – After a brief discussion it was decided to have the secretary draft up a letter to be sent to Ketner and Watson.

Nominating Committee – Sharron West and Charlie Cruse are on the nominating committee and the results will be given at the February 2007 Board Meeting.

Review Constitution & By-Laws – Charlie Sliffe will contact two members to review the Constitution and By-Laws.

Review Policies – Charlie Sliffe and Roger Newport will review and report at the February 2007 Board Meeting.

Health Inspection Report – The health inspection of the Kitchen at the Hall was done on 12/22/06. We are in compliance at 96 percent. There were two outdated items in the refrigerator when Inspector Richard Castillo came for the inspection. He reported that we have a very clean Kitchen.

Other - None

New business

Renew CD due January at the Frost Bank. Charlie Sliffe reported that it will be renewed at 4 ½ percent. The contingency fund for 1/31/06 is \$880.00 and for 1/31/07 we will need to deposit \$910.00 (91 members). Also renew exemption from service charge. Sharron will check with Joan Peak and Charlie Sliffe.

Aerial view of Palmera Park – There has been no contact by Ed Jones. It will be tabled for now.

Appoint Audit Committee comprised of 3 members of general membership who will audit the books as of January 31 and report to Annual Meeting in February. Charlie Sliffe has gotten John Myler, Janice Hess and needs one more. The Treasurer will prepare an annual financial report and proposed budget and recommended dues to the Board for approval before presenting it to the Annual meeting in February 2007.

Jim Starcher will secure a "parkwide" permit for February 3. The corporation will pay for the permit and Activity will do the advertising.

Review job descriptions of Board and Committees – A review was done and the Board feels they are OK as they are. A motion by Charlie Sliffe was made and seconded by B. J. Carter and carried to keep them as they are.

The Annual Meeting needs to be posted 10 days prior to the annual meeting. The Annual meeting for 2007 is February 12. Sharron will prepare the posting and post it in a timely manner.

Gene Peak was present at the meeting. There was concern about the purchasing reference in the November 2006 minutes under New Business (first paragraph). A revision to that paragraph is as follows:

"Purchases & Receipts – Purchases/receipts for reimbursements are to be turned in to Charlie Sliffe for payment."

Gene said that the purchase of the tables had been approved at the Annual meeting 2006. Various jobs have been done in the park over the last 25 years by residents and for residents (including the hall) of Palmera Park and any money received was turned in to the club.

Kay Blair was present at the meeting. There was a letter of concern from Barbara Leslie (undated) written to the Board of Palmera Heights Mobile Home Park. Kay stated that she had previously had a verbal conversation with Barb. The contents of Barb's letter were basically the same as the conversation that she and Barb had had. Sharron read the letter to the Board and others who were present.

Kay said that the Karoke event is not an Activity event. The event is put on the Activity calendar and it is the responsibility of Barb to advise Kay on the date and time.

We need to work together for a common purpose. If there are problems, then go directly to the source. There is a mixture of folks with varied interests. We have 4 freebies a year and folks are asked to bring a dish. All of the money received goes to the hall.

Jim Starcher will go to see Barb to see if Karoke is working now and to let her know that she needs to contact Kay to schedule the event and have it put on the calendar.

If there are any complaints of any nature they should be brought up to a Board member directly and not brought to others for resolution.

Kay mentioned the February 23 event when Tucker will entertain (songs/jokes). She said that it will cost \$4.00 per person at the door and he is charging \$3.00 per person. The proceeds will be income for the hall.

The bingo policy needs to be looked at and will come up at the next meeting.

OTHER:

Membership – B.J. Carter reported that for the 2006-2007 there are currently 91 members and 11 paid associate members.

Building & Grounds – JR would like to purchase a shop vac. He has priced them at three places: Lowes \$59.96 for a 10 gallon, \$79.96 for a 14 gallon; Home Depot \$69.97 for a 12 gallon and Sears \$79.99 for a 12 gallon. A motion was made by JR and seconded by Roger Newport and carried to purchase one at Sears for \$79.99.

There is a drainage problem in front of the hall. Perhaps rock or pea stone will solve the problem. Roger Newport is to contact Darla Jones for action.

The flag pole at the hall cannot be lowered to half staff. Sharron received a call from a park resident about lowering it. Roger went down to take care of it and found out that this flag pole is not designed to be lowered. Former President Ford passed away and out of respect for him or future Presidents we will need to see what can be done.

The next meeting will be February 5, 2007 at 5 p.m.

The meeting adjourned at 7:00 p.m.

Sharron West, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
February 5, 2007 – 5:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – January 2007

Treasurer's report January 2007

Outstanding Bills

Old Business

Parking area status update

Sale on Old Tables – status update

Proposed Letter on under 55/35 sent to appropriate party (sent 11/16/06)

Possible letter to be sent to two owners of two unkept properties

Nomination Committee Report by Sharron West & Ballot

Review of Constitution and By-Laws – Update from Charlie Sliffe

Review Policies – Update from Charlie Sliffe & Roger Newport

Aerial view of Palmera Park – Update

**Audit Committee – Appointed Janice Hess, John Myler & Lee West
(Audit scheduled for 2/8/07)**

Bingo Policy – Review at meeting

Annual Report and Proposed Budget & Recommended Dues

Insurance is due in March – has bill been received

Other

New Business

Osmosis – filters, etc. – Charlie Sliffe

Original Deed for the hall – B. J. Carter

Donate to Friends of the La Feria Fire Department

Annual Meeting February 12, 2007 at 7:00 P.M.

(Set up chairs and one table in front, microphone in place)

(Items to be presented-Audit of 2006 Treasurer books, 2006 financial report, proposed dues and budget, report from Constitution & By-law committee, Nominating Committee, Occupancy Verification Report)

Write letter to Frost Bank giving change of officers (after annual meeting)

Other

Reports – Building & Grounds

Membership

Next meeting – February 12, 2007 immediately following annual meeting to elect officers & the regular board meeting will be March 5, 2007.

PALMERA PARK CORPORATION

BOARD MEETING – February 5, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Sharron West

Members Present - James Starcher, B. J. Carter, Charlie Sliffe, Claude Hines, Jr., Roger Newport and Sharron West.

Minutes – January 8, 2007 – Motion was made by Charlie Sliffe , seconded by B.J. Carter and carried to approve the minutes as printed.

Treasurer's report as of January 31, 2007 – Motion was made by Roger Newport, seconded by JR Hines and carried to accept the Treasurer's report.

Bills – See Treasurer's Report attached. There were two outstanding bills: \$125.89 for water filters and a shop vacuum due to Charlie Sliffe and \$20.16 for ice cream due to Beryl Coyle. A motion was made by Charlie Sliffe and seconded by Roger Newport and carried to pay the bills presented.

Old Business

Parking area – JR Hines reported that weather has been a factor in getting the project underway.

Sale on Old Tables – There were 10 of the 8' tables left. Five of them were sold at the Park Wide sale on February 3rd for a total of \$98.00. Jim Starcher suggested that we make up Notices and post them in various places. Sharron will make up some Notices.

Under 55 letter – To date no response has been received from the owner or the renter at 1124 North Palmera in regard to the over 55 violation letter sent on 11/16/06. An appointment has been set to meet with a lawyer on February 6, 2007.

Two properties in the park remain mostly unkept – Updated status: The Ketner property has been attended to. A letter will be drafted and sent to Watson by the secretary.

The Nominating Committee report was given by Sharron West, Chairperson. Those agreeing to run for the Board of Directors for a two year term are: Gary Hart, Orville Kuran and Jim Starcher.

Review Constitution & By-Laws – Charlie Sliffe reported that the review will be completed by the Annual meeting.

Review Policies – The review will be done in the month of March.

Aerial view of Palmera Park – There was a presentation done at the February 2nd Gabfest. For a cost of \$415.50 we would get a map size photo, and 3 prints (11 x 14) and the CD. The cost for an 8 x 10 will be \$25.00. Denise Pulliam is handling this project and will be in charge of the CD to reproduce pictures. A sign-up sheet has been posted and there are in excess of 15 copies requested. Any money over and above the cost of \$415.50 will be hall income. Jim Starcher suggested that the names of those purchasing pictures be put in a drawing for the 11 x 14 picture. A motion was made by Charlie Sliffe and seconded by B. J. Carter and carried to have Denise Pulliam be in charge of the CD.

The Audit Committee consists of Janice Hess, John Myler and Lee West. The Audit has been scheduled for February 8, 2007.

The 2006/2007 financial report and proposed budget for 2007/2008 was prepared and will be recommended at the annual meeting.

The Insurance bill which will be due in March 2007 has not yet been received per Charlie Sliffe.

Jim Starcher and B. J. Carter went to meet with Barb Leslie. Barb asked if there could be a free – 1 time event for new owners. New owners currently can attend Bingo or Pancakes and visit the hall at that time.

Other - None

New business

Osmosis – filters, etc. Charlie Sliffe inquired as to whether we are using more filters than usual. One reason suggested was the water and sewer projects in the park may be a contributing factor. We discussed using tap water for coffee and at other times when the water would be boiled. We decided to use filtered water for the present time.

B. J. Carter brought a copy of the original deed to the hall for the Board to look at and in particular the paragraph concerning the use of the hall and fees.

The Occupancy Certification of Palmera Heights Park to keep our "55 and older" has been completed and as of January 31, 2007 is at 99%. Copy attached. This report will be given at the Annual Meeting.

A letter will be written to Frost Bank after the Annual meeting giving them the change of officers. A new bank resolution form will need to be completed to add the new officers and delete the outgoing officers.

OTHER:

The cost of the Lawn Service is up \$2.00 from \$124.50 for a three month period. Our new fee will be \$126.50 every three months.

As B. J. Carter is going off the Board she offered to keep the Palmera Park mail coming to her house and passing it on to the designated parties. This will be brought up once the new Board is in place.

Membership – B.J. Carter reported that for the 2006-2007 there are currently 93 members and 14 paid associate members.

Building & Grounds – No report given.

The Annual meeting will be February 12, 2007 and there will be a Board Meeting immediately following to elect officers.

The next regular meeting will be March 5, 2007 at 5 p.m.

The meeting adjourned at 8:00 p.m.

Sharron West, Secretary

**PALMERA PARK CORPORATION
ANNUAL MEETING – AGENDA
February 12, 2007 – 7:00 p.m.**

Call to Order

Prayer

Pledge of Allegiance

Minutes February 13, 2006

Treasurer's report

Old Business

New Business – 2007/2008 Budget – Treasurer

Dues - \$50 per year per member & \$10 per Assoc. per month

Pay dues tonight

Audit Committee Report – Janice Hess

Constitution & By Laws Committee – Charles Sliffe

Nominating Committee – Sharron West

Election

Appoint Tally Committee

Occupancy Verification Report – Sharron West

**Announcements - Anniversary Reception – Feb. 17
Men's Dinner – Feb. 14**

Park Picture Drawing

Thank you's and comments

PALMERA PARK CORPORATION

ANNUAL MEETING

FEBRUARY 12, 2007 - 7:00 p.m.

The meeting was called to order at 7:00 p.m. by President James Starcher. 52 persons signed the attendance sheet.

Prayer was given by Charlie Sliffe.

The Pledge of Allegiance was led by James Starcher.

The minutes of the February 13, 2006 were read by Sharron West, Secretary. Motion was by Kay Blair, seconded by Gracie Myler and carried to accept the minutes as read.

The Annual Treasurer's report as of January 31, 2007 was given by Charlie Sliffe. Motion was made by Joan Peak, seconded by Lee West and carried to accept the Treasurer's report.

Old Business – None

New Business – The proposed 2007-08 annual budget and recommended dues was given by Charlie Sliffe. Motion was made by Jerry Blair, seconded by Lee West and carried to accept the 2007-08 annual budget and dues of \$50 per member per year and \$10 per associate member per month.

There is a "special projects" income budget item of \$1,376.00. Some ideas discussed to raise that amount were to have a 50/50 raffle (suggested by Barb Leslie). The annual Park Wide sale held on February 3 this year netted only \$25.00.

Gene Peak asked to speak. He voiced concern that folks do not support the Hall activities. All the money raised from the different activities and events goes to support the Hall and the Budget.

Parking Lot – Lee West voiced concern over the condition of the parking lot. Charlie Sliffe suggested that we wait until the streets are done before undertaking the upgrading of the parking lot.

Dues are due before March 1, 2007 and may be paid to the Treasurer, Membership Chairman or any board member.

The Audit Committee report was given by Janice Hess and the Treasurer books for 2006-07 were found to be in good order. Copy attached.

Charles Sliffe, Constitution & By-law Chairman reported no changes were recommended. They were reviewed by Garvey and Janice Hess.

Sharron West, Nominating Committee Chairman reported there are three Board Member terms expiring. Nominees are Gary Hart, Orville Kuran and James Starcher. Additional nominees were requested. Motion was made by Joan Peak, seconded by Lee West and carried to elect the Nominating Committee's recommendation.

The Occupancy Verification report was given by Sharron West. A survey was conducted as of January 31, 2007 and there are a total of 156 lots, 115 total mobile home and RV units and 106 units are occupied by at least one person 55 or older. This is 99% occupied. Copy attached.

Announcements – The Men's Sweetheart dinner is Feb. 14, 2007.

Pitch Tournament begins Thursday, Feb. 15

The 50 years and over anniversary celebration is Feb. 17, 2-4:00 p.m. All are invited.

There was a drawing for the recent Palmera Park picture taken. Names of those who had donated \$25 were eligible and Lois Huntington was the winner.

Thank you's and comments were made: Thank you's were expressed to the outgoing Board Members B. J. Carter and Charlie Sliffe.

Thank you's and other comments were expressed to the Corporation Members.

Next meeting will be February 11, 2008 at 7:00 p.m.

Meeting adjourned at 7:55 p.m.

**Sharron West
Secretary**

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
March 5, 2007 – 5:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – February 2007 & Annual Meeting 2/12/07

Treasurer's report February 2007

Outstanding Bills

Old Business

Parking area status update

Sale on Old Tables – status update

Over 55 violation (Weaver) Attorney letter has been written.

Draft of letter to be sent to Watson on unkept property

Insurance is due in March – has bill been received

Donate to Friends of the La Feria Fire Department

Other

New Business

Appoint Committees. Then type new sheet for Board Members & Bulletin Board. Committees and Ladies report to Board in writing and turn in remaining funds in April.

ACH Debits for utilities and mailing address to be used.

Suggestion Box for the Hall

Membership – Increase members

Property sales by Realty firms re: Palmera Park 55+ Park

Rec Hall – At Arms for non-members trying to attend club events

Other

Reports – Building & Grounds

Membership

Next meeting – April 2, 2007 at 5 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – February 5, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Sharron West

Members Present - James Starcher, B. J. Carter, Charlie Sliffe, Claude Hines, Jr., Roger Newport and Sharron West.

Minutes – January 8, 2007 – Motion was made by Charlie Sliffe , seconded by B.J. Carter and carried to approve the minutes as printed.

Treasurer's report as of January 31, 2007 – Motion was made by Roger Newport, seconded by JR Hines and carried to accept the Treasurer's report.

Bills – See Treasurer's Report attached. There were two outstanding bills: \$125.89 for water filters and a shop vacuum due to Charlie Sliffe and \$20.16 for ice cream due to Beryl Coyle. A motion was made by Charlie Sliffe and seconded by Roger Newport and carried to pay the bills presented.

Old Business

Parking area – JR Hines reported that weather has been a factor in getting the project underway.

Sale on Old Tables – There were 10 of the 8' tables left. Five of them were sold at the Park Wide sale on February 3rd for a total of \$98.00. Jim Starcher suggested that we make up Notices and post them in various places. Sharron will make up some Notices.

Under 55 letter – To date no response has been received from the owner or the renter at 1124 North Palmera in regard to the over 55 violation letter sent on 11/16/06. An appointment has been set to meet with a lawyer on February 6, 2007.

Two properties in the park remain mostly unkept – Updated status: The Ketner property has been attended to. A letter will be drafted and sent to Watson by the secretary.

The Nominating Committee report was given by Sharron West, Chairperson. Those agreeing to run for the Board of Directors for a two year term are: Gary Hart, Orville Kuran and Jim Starcher.

Review Constitution & By-Laws – Charlie Sliffe reported that the review will be completed by the Annual meeting.

Review Policies – The review will be done in the month of March.

Aerial view of Palmera Park – There was a presentation done at the February 2nd Gabfest. For a cost of \$415.50 we would get a map size photo, and 3 prints (11 x 14) and the CD. The cost for an 8 x 10 will be \$25.00. Denise Pulliam is handling this project and will be in charge of the CD to reproduce pictures. A sign-up sheet has been posted and there are in excess of 15 copies requested. Any money over and above the cost of \$415.50 will be hall income. Jim Starcher suggested that the names of those purchasing pictures be put in a drawing for the 11 x 14 picture. A motion was made by Charlie Sliffe and seconded by B. J. Carter and carried to have Denise Pulliam be in charge of the CD.

The Audit Committee consists of Janice Hess, John Myler and Lee West. The Audit has been scheduled for February 8, 2007.

The 2006/2007 financial report and proposed budget for 2007/2008 was prepared and will be recommended at the annual meeting.

The Insurance bill which will be due in March 2007 has not yet been received per Charlie Sliffe.

Jim Starcher and B. J. Carter went to meet with Barb Leslie. Barb asked if there could be a free – 1 time event for new owners. New owners currently can attend Bingo or Pancakes and visit the hall at that time.

Other - None

New business

Osmosis – filters, etc. Charlie Sliffe inquired as to whether we are using more filters than usual. One reason suggested was the water and sewer projects in the park may be a contributing factor. We discussed using tap water for coffee and at other times when the water would be boiled. We decided to use filtered water for the present time.

B. J. Carter brought a copy of the original deed to the hall for the Board to look at and in particular the paragraph concerning the use of the hall and fees.

The Occupancy Certification of Palmera Heights Park to keep our "55 and older" has been completed and as of January 31, 2007 is at 99%. Copy attached. This report will be given at the Annual Meeting.

A letter will be written to Frost Bank after the Annual meeting giving them the change of officers. A new bank resolution form will need to be completed to add the new officers and delete the outgoing officers.

OTHER:

The cost of the Lawn Service is up \$2.00 from \$124.50 for a three month period. Our new fee will be \$126.50 every three months.

As B. J. Carter is going off the Board she offered to keep the Palmera Park mail coming to her house and passing it on to the designated parties. This will be brought up once the new Board is in place.

Membership – B.J. Carter reported that for the 2006-2007 there are currently 93 members and 14 paid associate members.

Building & Grounds – No report given.

The Annual meeting will be February 12, 2007 and there will be a Board Meeting immediately following to elect officers.

The next regular meeting will be March 5, 2007 at 5 p.m.

The meeting adjourned at 8:00 p.m.

Sharron West, Secretary

PALMERA PARK CORPORATION

BOARD MEETING – March 5, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Sharron West

Members Present - James Starcher, Gary Hart, Orville Kuran, Claude Hines, Jr. and Sharron West.

Minutes – February 5, 2007 and Annual Meeting 2/12/07– Motion was made by Orville Kuran , seconded by JR Hines and carried to approve the minutes as printed.

Treasurer's report as of February 28, 2007 – Motion was made by JR Hines, seconded by Sharron West and carried to accept the Treasurer's report.

Income & Expense: – See Treasurer's Report attached. There was one outstanding bill: \$32.00 for 4 fire extinguishers due to JR Hines. A motion was made by Sharron West and seconded by Gary Hart and carried to pay the bill as presented.

Old Business

Parking area – JR Hines reported that the project is now under way.

Sale on Old Tables – Two more tables have been sold to date. There are 3 of the 8' tables left.

Under 55 letter – Jim Starcher, Gene Peak and Sharron West met with the lawyer on February 6, 2007. A letter was written and sent by the lawyer to the renter at 1124 North Palmera . A copy of that letter was sent to the President of Palmera Park Corporation. Jim has checked with the lawyer and a response has been received at the lawyer's office by the renter and they will be moving out by April 1, 2007. A copy will be sent to Palmera Park Corporation.

A question was raised as to who has authority to bring a violation of the 55+ to an attorney. JR Hines has been asked by a resident/residents in the park. In the future we should schedule a special "park wide" meeting that has been duly warned to see how the majority of residents want to deal with the matter.

A letter has been drafted to Travis Watson by the Corporation secretary on the unkept property. It was shared with the Board and after obtaining a proper address it will be sent to Travis Watson.

The Insurance bill which will be due in March 2007 has still not been received per Orville Kuran. He will contact State Farm Insurance to check on its status.

Donate to Friends of the La Feria Fire Department – In the 2004 and 2005 we had donated \$50.00 (per year) to the Department. Nothing was donated in 2006. After some discussion a motion was made by JR Hines and seconded by Sharron West and carried to donate \$50.00 for 2007.

Other - None

New business

***Appoint committees.* The Committees listing was given to Board Members to review. There are a few changes. Jim Starcher and Sharron West will contact the other committee members to see if they wish to be on for the 2007/2008 years. After that has been completed, Sharron will retype the list and post it on the bulletin board at the Hall. A copy will also be given to Board members.**

***ACH Debits for utilities and mailing address* to be used for Palmera Park Corporation mail. Orville would like to set up automatic ACH debits for the utilities (electric, telephone and water and sewer). After discussion a motion was made by JR Hines and seconded by Gary Hart and carried to approve this transaction. Orville will handle the address for Palmera Park Corporation with the post office.**

***Suggestion Box for the Hall* – Gary Hart would like to set up a suggestion box at the hall for input from the members. At present the only vehicle we have for input comes once a year at the Annual Meeting. The Board was in agreement to have this done. The table that holds literature needs to be put back in the hall for the suggestion box and other literature for the members.**

***Membership* – Increase members – Gary Hart has spoken to several residents and has gotten a lot of negative feedback. There was discussion on how we could improve the way we do business. Currently there are two vehicles for new members – pancakes which is open to the public and bingo which is open to all park residents. The Ladies Group of the park currently have set up a Welcome**

Basket and visit all new residents to the park. Their intent is not to step on a membership visit but to welcome new residents to the park.

Property sales by Realty firms re: Palmera Park 55+ conditions/requirements.

The current realty firm that sells most of the properties is aware of the 55+ conditions/requirements. Gary Hart suggested that we need more signs on all park entrances. He has seen signs at Adam Garden and will check into the cost of the signs and report back at the April meeting. Gary will also take pictures to share with the Board. As Board members if we see a realty firm other than Mary Alvarez in the park we should be sure they are aware that this is a 55+ park.

***Hall Events & Functions* – Only those who are members and associate members can attend the events and functions of the hall. The only exception to this is that residents in the park can come to bingo games and the pancake breakfasts are open to residents and the public. Invited guests that reside outside of the park are allowed to attend events and functions.**

OTHER:

***Possible By-law Correction* – Article 3 of the By-laws reference Unit 2. This should include both Unit 1 and Unit 2. The secretary will check past By-laws to see if this is a typographical error on the current by-laws. It will be reviewed at the next Board meeting (unless otherwise notified).**

***Park Directory* – These books are given to new residents in the park free of charge. There is a charge of \$2.50 to existing residents. Jim Starcher will check with B. J. Carter to see how the new resident books have been handled.**

***Electricity* – Gary Hart asked that if CPL has the highest rates then why are we staying with them. In comparison with other utility firms there is not a need to change at present. We will monitor the monthly bills to see if there may be a cost savings with someone other than CPL.**

***Membership* – Gary Hart B.J. Carter reported that for the 2007-2008 there are currently 69 members and 20 paid associate members.**

***Building & Grounds* – There is still concern about the condition of the parking lot in front of the Hall. However, it is not cost effective to improve the parking lot at present until the City is done with the project in the park. It was reported that**

Bill Osborne would donate pipe to drain the water that collects. However we would need a permit to go across the street. This project is on hold at present.

A motion to adjourn was made by Orville Kuran and seconded by JR Hines. The next meeting will be April 2, 2007 at 5 p.m.

The meeting adjourned at 6:46 p.m.

Sharron West, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
April 2, 2007 – 5:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – March 2007

Treasurer's report March 2007

Outstanding Bills

Old Business

Parking area status update

Sale on Old Tables – status update

**Over 55 violation (Weaver) Attorney letter was written.
*(residents at 1124 N. Palmera to be out by April 1) Status***

**Draft of letter to be sent to Watson on unkept property – Mailed 3/23/07
*(letter returned for insufficient address-JR to see if mailperson will deliver)***

Insurance is due in March – Update status

Suggestion Box for the Hall

Authority on contacting an attorney

Other

New Business

Pulliam Event 3/20/07 – Reflect in April minutes that Board was polled on this

Possible new over 55 park violation – draft letter and Board input

Policies – Set up a committee to review over the summer

Committees and Ladies give written report and turn in any funds. Activity Committee recommend charge for dinners, breakfast, etc.

Report any summer activities. Will hall be open and reverse osmosis be left connected?

Other

Reports – Building & Grounds

Membership

Next meeting – November 5, 2007 at 5 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – April 2, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Roger Newport

Members Present - James Starcher, Gary Hart, Claude Hines, Jr., Orville Kuran, Roger Newport and Sharron West.

Minutes – March 5, 2007 – Motion was made by Orville Kuran , seconded by Roger Newport and carried to approve the minutes as printed.

Treasurer's report as of March 31, 2007 – Motion was made by JR Hines, seconded by Sharron West and carried to accept the Treasurer's report.

Income & Expense: – See Treasurer's Report attached. There was one outstanding bill: \$49.17 for wax & stripper for the floors purchased from Valley Janitor Supply and due to JR Hines. A motion was made by Roger Newport, seconded by Sharron West and carried to pay the bill as presented.

Old Business

Parking area – Roger reported that the City (per Darla Jones) will do nothing more to improve the streets until the water and sewer projects are completed. JR Hines reported that the entry way project is under way.

Sale on Old Tables – As of this date there are only 2 of the 8' tables left. One may be kept for use at the hall.

Under 55 letter – Updated status. The Weavers were to leave by April 1. They are still in the park. However, if the grandson is not living with them they are allowed to stay in the park. It was also noted that there is a new "For Sale" sign on the home. The home will continue to be monitored.

A letter was sent to Travis Watson by the Corporation secretary on the unkept property. It was returned with an insufficient address. JR Hines reported that he has a P.O. box. Sharron gave him the returned mailing and it was delivered to him. It has also been noted that things are being moved out of the property and that the home will likely be removed from the premises.

The Insurance bill from State Farm Insurance was received. There was a 38% increase over last years bill of \$1,900.00. The building is insured for \$158,000.00 for total replacement. The premium is now \$2,631.00. The current deductible is \$2,500.00 and the premium must be paid by April 4, 2007. Quotations were solicited from other insurance companies with little success. Most of them do not want to quote hail and wind. After much discussion it was decided to increase our deductible to \$5,000.00 which will result in a decrease to the current premium of \$407.00. The new premium would now be \$2,224.00. The Corporation will pay the premium in two 6 months installments and there will be a \$3.00 fee on each payment (or \$6.00 total fee). A motion was made by Sharron West, seconded by JR Hines and carried to approve this transaction.

Suggestion Box for the Hall – Update from Jr. Hines is that it needs to be painted and will be ready to use.

Authority on contacting an attorney – Further clarification is that any owner/resident can take action including contacting an attorney.

Over 55 Signs- Gary Hart shared information with pictures of signs and quotes to post 3 signs at all three entrances. Sharron will type up what we currently have posted outside of the Hall. Added will be "Welcome to" and the appropriate document number. It will be given to Gary and JR for purchasing the aluminum signs. A motion was made by JR Hines, seconded by Gary Hart and carried to make this purchase.

Other – The Pulliam Karoke event of March 20, 2007 netted the Corporation with \$353.00. The Board was polled prior to the event and all were in agreement to having the event. Thanks to the Pulliam's for their efforts and the money raised.

New business

Possible over 55 park violation – There is a potential new violation and the situation will be monitored and documented. If necessary a letter will be sent to the parties involved.

Property sales by Realty firms: Palmera Park 55+ conditions/requirements. The Klabel property has a new realty sign and according to Joan Peak the website shows no restrictions. She sent an email to Century 21. They have changed their ad to include the 55+ conditions/requirements (*copy attached to minutes*).

Policies – It is felt that a thorough review of the current policies needs to be done. Sharron West has agreed to Chair the review which will be done over the summer months and reported back to the Board in November 2007. JR Hines will be the second Board member and there will be two non-board members. Joan Peak has agreed to be one of the non-board members. Policies will be given out for their review. Some discussion on clarifications of the Policies is the reason for the review.

Committees and Ladies Reports- Reports received and reviewed were from: Ladies Club, Activities Committee, Senior Citizen Bingo and a Sunshine Committee report. They are attached to these minutes.

OTHER:

Park Pictures – Gary reported that there are two 8 x 10 park pictures left. They will be put in the file cabinet for the summer and given to Denise Pulliam on her return to the park next season.

Butterfly Trip – Activity- Orville Kuran suggested a possible butterfly trip to Mexico in March 2008. It will need to be coordinated with park activities to avoid a conflict with scheduled events.

BBQ Pit- Materials were purchased for a new fire box. The box can now be raised or lowered. This was donated by Gene Peak and we thank him for his contribution.

Dues Letters – In past years dues letters were sent out to those who had not rejoined. BJ Carter sent out these letters. Sharron will contact B.J. to see what was used for these letters.

General Meeting – JR asked if there could be a general meeting in addition to the Annual Meeting held each February. The meeting would be open to all owners park wide. This has been tabled until November 2007.

Ladies Birthday Lunches – Orville Kuran asked if the lunches that are open to all park residents could be posted on a monthly basis. Sharron will bring this to the Ladies Meeting on April 3, 2007. (The Ladies agreed at their April 3, 2007 meeting to do this each month going forward. Sharron has made up signs for posting).

Shut down of refrigerators for the summer - There was discussion on whether or not there would be a cost savings on electricity if one or more of the refrigerators or freezer. It is possible that it may do more harm to the equipment than would be realized from the cost savings.

Membership – Gary Hart B.J. Carter reported that for the 2007-2008 there are currently 74 members and 2 paid associate members.

Building & Grounds – Entry parking project underway.

The next meeting will be November 5, 2007 at 5 p.m.

The meeting adjourned at 6:50 p.m.

Sharron West, Secretary

PALMERA PARK CORPORATION

BOARD MEETING – April 2, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Roger Newport

Members Present - James Starcher, Gary Hart, Claude Hines, Jr., Orville Kuran, Roger Newport and Sharron West.

Minutes – March 5, 2007 – Motion was made by Orville Kuran , seconded by Roger Newport and carried to approve the minutes as printed.

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Building & Grounds – Entry parking project underway.

The next meeting will be November 5, 2007 at 5 p.m.

The meeting adjourned at 6:50 p.m.

Sharron West, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
November 5, 2007 – 5:00 p.m.**

Call to Order

Prayer

Members Present –

Minutes – April 2007

Treasurer's report April – October 2007

Outstanding Bills

Old Business

Kay Blair – Activities Committee – written report on yearly tentative calendar

Operating funds to committees & ladies as follows: \$400 – Activities, \$100 Sunshine, \$200 – Ladies, \$100 – Building & Grounds, \$50 – Secretary, \$30 – Pancakes (for change), Membership will turn in a bill, kitchen/hall supplies will turn in a bill

Early reminder that Insurance will be due in March

Check fire extinguishers and smoke alarms. Fire extinguishers need to be refilled every 5 years. Company who checked them will call us.

Parking area status update

Sale on Old Tables – status update (2 were left 4/07 & one may be kept)

**Over 55 violation - Attorney letter was written. Resolved in June 2007.
(residents at 1124 N. Palmera)**

Watson on unkept property – Resolved, property sold to Marvin and Mary Ann Mast and has been cleaned up.

Policies – Review committee: JoAnn Peak, Richard Smith, JR Hines & Sharron West

Suggestion Box for the Hall (*status update, at April 2007 meeting it needed painting*)

General Meeting – tabled at the April 2007 meeting re: could there be a general meeting in addition to the Annual Meeting held each February. The meeting would be open to all owners park wide.

Other

New Business

Possible new over 55 park violation – at 720 N. Anaqua (McMillan residence)

Park Directory – new books 10/20/07 (also consider adding email addresses)

Other

Reports – Building & Grounds

Membership

Next meeting – December 3, 2007 at 5 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – November 12, 2007 - 5:00 P.M.

Meeting was called to order by President James Starcher

Prayer was given by Sharron West

Members Present - James Starcher, Gary Hart, Claude Hines, Jr., Orville Kuran, and Sharron West. Guests were Kay Blair and Gene Peak.

Minutes – April 2, 2007 – Motion was made by Orville Kuran , seconded by JR Hines and carried to approve the minutes as printed.

Treasurer's report April - October 31, 2007 – Motion was made by Sharron West, seconded by JR Hines and carried to accept the Treasurer's report.

Income & Expense: – See Treasurer's Report attached. There were no outstanding bills.

Old Business

Parking area – entrance way has been completed and a big thanks to JR Hines for a great job done.

Sale on Old Tables – Completed – no tables are available for sale. One will be kept for the clubhouse use and the other is not in good shape and may be discarded.

Under 55 letter – An attorney letter was written. This issue has been resolved and the party at 1124 North Palmera has moved out of the park.

Unkept Watson Property – This issue has been resolved. The property was sold to Marvin & Mary Ann Mast. The old mobile has been removed and the lot clean up.

Suggestion Box for the Hall – Jr. Hines brought the completed suggestion can to the meeting and it will be placed in the hall immediately.

Over 55 Signs- The signs have been purchased at no cost to the corporation. The funds were donated by JR Hines.

Policies – The Palmera Park Corporation policies were reviewed by JoAn Peak, Richard Smith, JR Hines and Sharron West. This committee reviewed them over the summer months. A meeting of this committee was held on November 5, 2007 and some minor changes were made. It has been reprinted and approved by the Board. Copies will be available to new owners and passed out to all property owners at the February 2008 Annual meeting. Gary Hart, Vice President will be given a supply to give out to new owners or associates.

General Meeting – Tabled from April 2007 meeting. Could there be a general meeting in addition to the Annual meeting held each February. The meeting would be open to all owners park wide. This was not discussed at the November 2007 meeting.

New business

Gene Peak shared some concerns in regard to the 55+ violations that continue to be of concern to the Corporation. A file needs to be maintained and as soon as there is a violation, documentation should be kept and a certified letter written to the owner of said property.

It may be possible to force a 55+ form to be filled out. We would need to contact a lawyer to see if this would be legally possible.

There was also an issue of beer cans found in the pool hall. Alcohol beverages are not allowed anywhere in the Hall or pool room (See Policy dated 2-12-01) A sign will be posted in the pool room as a reminder. Also the pool table should be covered before leaving the pool room.

Possible over 55 park violation – There is a new violation and a certified letter has been sent to the owner at 720 North Anaqua. There is currently a renter on this property and she has refused to sign the 55+ Occupancy form.

Operating Funds - Orville Kuran has given out checks to the following committees: Activities \$400, Sunshine \$100, Ladies \$200, Building & Grounds \$50, and Secretary \$30. Membership, kitchen/hall supplies expenses will turn in slips for reimbursement.

Insurance Renewal – An early reminder on insurance renewal in March. Currently the premium is \$2,224 with a \$5,000 deductible is in place. This includes wind and hale damage. There was discussion of dropping all coverage

but liability due to the high cost of the premiums. Current policy expires at end of March 2008.

Fire Extinguishers – They are due to be checked in February 2008.

Park Directory – A new directory was done as of October 2007. Upon review of this directory by the Secretary it was noticed that several people were left off and some information is left off. The Secretary will contact the editor of the directory. It was also discussed as to the possibility of having email addresses added to the directory and would be totally optional by those wishing (or not) to have them listed.

OTHER:

Hall Use – Personal use of the hall should be limited to 1 or 2 times per year at no charge. If the hall is used on a regular basis for personal use there should be a charge to offset the cost of the utilities.

Utilities – Our current utilities are very costly. An energy audit would let us know where we could make changes to operate the use of the hall on a more efficient basis.

Fund Raiser Ideas – Jim Starcher asked us to consider ideas and bring them to the next meeting to see where we could raise additional funds to support the hall.

Membership – Gary Hart reported that for the 2007-2008 there are currently 82 members and 7 paid associate members.

Building & Grounds – Parking lot to be addressed when roads are newly paved. As previously stated the entrance signs were donated.

The next meeting will be December 5, 2007 at 5:45 p.m.

The meeting adjourned.

Sharron West, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
December 3, 2007 – 5:45 p.m.**

Call to Order

Prayer

Members Present –

Guests Present -

Minutes – November 2007

Treasurer's report November 2007

Outstanding Bills

Old Business

General Meeting – tabled at the April 2007 meeting re: could there be a general meeting in addition to the Annual Meeting held each February. The meeting would be open to all owners park wide.

Status on 55+ park violation at 720 N. Anaqua (McMillan residence) certified letter mailed on 11/13/07

Park Directory – table until January 2008 meeting (also adding email addresses)

Hall Use – What shall the fee be for personal use more than 1 or 2 times per year?

Fund Raiser Ideas

Other

New Business

Sherry Brooks

B. J. Carter

Other

Reports – Building & Grounds

Membership

Next meeting – January 7, 2008 at 5:45 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – December 3, 2007 - 5:45 P.M.

Meeting was called to order by Vice President Gary Hart

Prayer was given by Roger Newport

Members Present - Gary Hart, Claude Hines, Jr., Orville Kuran, and Roger Newport. Guests were Kay Blair, Sherry Brooks, B.J. Carter and Gene Peak.

Minutes – November 2007 – Motion was made by Orville Kuran, seconded by JR Hines and carried to approve the minutes as printed.

Treasurer's report April - October 31, 2007 – Motion was made by JR Hines, seconded by Gary Hart and carried to accept the Treasurer's report.

Income & Expense: – See Treasurer's Report attached. There was only one outstanding bill – mowing of the common area.

Old Business

***Updated status on under 55 letter* – The party at 720 North Anaqua Street has moved out of the park.**

***General Meeting* – Tabled from April 2007 meeting. Could there be a general meeting in addition to the Annual meeting held each February. The meeting would be open to all owners park wide. This was not discussed at the November 2007 meeting and was tabled at the December 2007 meeting until a full board was available.**

***Park Directory* – tabled until January 2008 meeting (also adding email addresses as an optional feature).**

***Hall Use* – Discuss what the fee shall be for personal use more than 1 or 2 times per year. This was tabled until the full board was available.**

***Fund Raiser Ideas* – Denise Pulliam (sing along in March 2008), open air gathering for all park residents get together.**

New business

Sherry Brooks – Asked for approval by the Board to have an AARP Driving course. She asked for it to be open to all and it will be available only to those outside the park and park owners (Palmera Park) in the association.

B. J. Carter – Spoke about a review of the Guest Policy. Talked about a policy change. She was asked to write up what her comments are and turn them in to the Board for review and action.

Kay Blair – Spoke about the \$400 budget for Activities and shared that this amount is not adequate for entertainment. She asked if she can raise meals by .50 cents to \$1.00. Motion was made by JR Hines and seconded by Roger Newport to approve the request for the increase.

Gene Peak – Spoke about a couple of items. The high cost of current insurance and to check with a new agent. The insurance coverage has the Park hall listed as a condominium. This did not sound right to an agent that Gene had talked to. His name was given to Orville for follow-up for the Corporation.

The second item was regarding karaoke. Gary asked who OK'd the first time. It was OK'd by B.J. and JR in the summer. Another question was who OK'd the potluck at karaoke. Kay said that she was asked the first time but not about a potluck. There needs to be fee paid for the use of the hall to cover the cost of the utilities. This was tabled until a full Board is available.

Appoint Nominating Committee to include one Director and two from the general membership. Orville Kuran will be the Director. The report is due at the January meeting.

Appoint a Director to review Constitution & By-laws along with two members of the general membership.

Health Inspection – We need to set up our annual inspection for December 2007. The health inspector for 2006 was Richard Castillo. His name was given to Orville Kuran for setting up the inspection.

Sam's Club membership – Renewal of Kay and Jan. Orville Kuran will take care of the renewal.

CD renewal due in January at Frost Bank – We are due for renewal and also will need to renew the exemption from service charge as well. Orville Kuran will take care of this.

OTHER:

Extermination – We need to see about getting the building exterminated. JR Hines and Roger Newport will attend to this duty.

Membership – Gary Hart reported that for the 2007-2008 there are currently 84 members and 7 paid associate members.

Building & Grounds – All is OK at this time.

The next meeting will be January 7, 2008 at 5:45 p.m.

The meeting adjourned at 6:50 p.m.

Sharron West, Secretary