

PALMERA PARK CORPORATION

BOARD MEETING – January 12, 2004- 6:00 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Charles Sliffe

Members present - Eugene Peak, B. J. Carter, Joan Peak, Charles Sliffe, Barb Leslie and Charlie Cruse.

Copies of the Board minutes of December 8, 2003 had been given to all board members. Motion was made by Barb Leslie, seconded by Charlie Cruse and carried to accept the minutes as printed.

Treasurer's Report – The report as of December 31, 2003 was presented. Motion was made by Joan Peak, seconded by Barb Leslie and carried to accept the report. Copy attached.

Treasurer, Charles Sliffe, reported all new signature cards have been signed and given to Frost Bank and new checks have been ordered at a cost of \$41.95 and will be paid when received.

Bills - \$100.00 for Cameron County Health Department. Motion was made by Barb Leslie, seconded by Charles Sliffe and carried to pay the bill.

Old Business – Frost Bank was contacted regarding the \$17 service charge made in November. \$15 was a service charge for not keeping a balance of \$5,000 or more and they have waived this charge but it will need to be renewed each December. \$2 was a charge for receiving the cancelled checks instead of photo copies. Papers were signed to receive the photo copies.

Charlie Cruse reported for the Nominating Committee. The 3 Directors whose terms are up will run again and additional nominations will be made from the floor at the Annual Meeting.

The Committee for Constitution and By-laws review will be contacted.

Other insurance companies will be contacted regarding the insurance on the property of the Corporation.

New Business - The Health Dept. of Cameron County inspected on December 22, 2003 and we were given a 100% score.

The Palmera Park Corporation policies dated April 5, 1993 and December 8, 2003 were reviewed and motion was made by Charlie Cruse, seconded by Barb Leslie and carried to re-word as follows:

April 5, 1993 – A guest of a Corporation member is considered as such for 30 days. After 30 days they may become an associate member at the current Dues.

December 8, 2003 – It is the policy of Palmera Park Corporation that no recreational vehicle nor automobile may be parked or stored on said property for a period of more than 24 hours. If there is a Corporation activity all vehicles can be parked South of the Recreation Hall. Parking on the property is to be used for Corporation business.

A copy of the policies will be given to all members when they pay their dues for 2004/2005.

An Auditing Committee will be appointed to audit the books as of January 3, 2004 and report at the Annual Meeting, February 9, 2004.

Budget for 2004-2005 and dues recommendation will be made for February 2 meeting.

The Corporation will pay for advertising and permit for Park Sale to be held Feb. 7. Participants are encouraged to donate towards these expenses.

After consulting with Activities Committee and Building and Grounds a meeting of all property owners in Palmera Heights will be held in the Recreational Hall on January 27, 2004, 7:00 p.m. David Vogel, Attorney, will be present to bring us up to date on the lawsuit and give us information on setting up a Property Owners Association.

Reports – Building & Grounds will be given \$100 for expenses.

Membership – There are 111 regular members and 18 associate members

Park Directories were discussed and Barb Leslie will make available approximately 50 copies to be sold at the Annual Meeting for \$2.50 each. A page with associate member's information will be included.

Next meeting will be February 2, 2004 – 6:00 p.m.

Meeting adjourned at 7:00 p.m.

**Joan Peak
Secretary**

**PALMERA HEIGHTS SUBDIVISION
GENERAL MEETING
JANUARY 27, 2004 - 7:00 P.M.**

PURPOSE; Discuss the need to form a Homeowners Association to enforce covenants

SPEAKER; C. David Vogel, Attorney at Law

Meeting was called to order by Eugene Peak who led the group in the pledge of allegiance.

David Vogel was introduced and stated he was not here to tell us what to do about a property/home owners association. He is here to give us options and we are to decide what we want to do.

Covenants are set up to affect the use of land, houses, mobile homes and etc. They do not tell you how to run your business, only what you can do with the use. These are rules that you make. You also have to abide by City rules.

When persons buy property they agree to live by the rules and if someone doesn't like the rules and violates them, then someone has to enforce the covenants. An Association enforces the rules. The City or County won't enforce the covenants. According to our covenants, individuals must enforce them.

The problem with individuals enforcing the rules is that most individuals are reluctant to put their name on a lawsuit because they are not immune from someone suing them. If an individual is sued, their homestead cannot be taken but a second home could. Most parks create a Property/Home Owners Association which is incorporated with the State of Texas. The association is protected from individual liability. The association has no care or responsibility for any individual's property. The Association is responsible for the common ground, ie the hall and grounds, and handles problems regarding the covenants of the park.

If an individual observes a violation of the covenants, they report to the board and the board must investigate. The Board must give notice to the violator and they have the opportunity to tell their side of the story. If the violator ignores the opportunity or doesn't correct the violation, then the Association on behalf of the members may file a lawsuit. The Association is to pursue legal action. All covenants must be enforced or you run the risk of waiving all of them.

Within the association there is a Board of Directors usually made up of 5 or more individuals, an odd number only, and they elect officers among themselves.

Comment - Explain the difference between the present Corporation and a Property/Home Owners Association. The present Corporation is on record with the State of Texas as a Not for Profit Corporation and the Articles of Incorporation state they are to handle the social aspects. They have no power to enforce the covenants. Again - our covenants must be enforced by individuals. The Corporation could amend its powers to say it is a Property/Home Owners Association and give itself the power to enforce the Covenants. Persons who serve on the Board of Directors of the Association are immune from liability for their actions unless they have acted with gross recklessness. They cannot be held liable for something they believe in.

Comment - Explain how the association would change the situation we have now i.e. underage persons in the park. Because the wheels of justice do not move quickly probably the situation would not be resolved any sooner. But an Association has more power to accomplish problems, they can take legal action because individuals usually do not want to, every member would have contributed the same amount of money to handle any legal action and etc. Comment was made that in the current situation there were over 100 family units who could have contributed money and less than 40 did contribute.

The wheels of justice move slow because certain steps must be taken i.e. letters are written to owners and renters, letters are ignored. When lawsuits are filed, there are usually 30 days to answer. Still no answer. Then another letter is sent because maybe the persons were sick or out of country and could not answer. Then maybe a lawyer calls and says I just got the case and I need more time, so more time is given and then maybe you get to court and the judge doesn't even show that day or he says come back next month. If you do get a judgement, another letter is written to give another chance to respond. Finally you get an order for the sheriff to evict and sell the property and maybe it is not a priority with him and he will get around to it when it suits him.

Our property holds its value when the covenants are enforced. The Association protects our property and it is only fair that everyone supports the association financially.

Comment - No major problems in the past and why do anything. There was a problem and individuals had to fix it. Also you must plan and be prepared for anything that might arise.

Grandfathering - Texas law says you can make everyone belong to an Association but the voluntary way is best. People here now can join and those who do not wish to are grandfathered and will reap the benefits of enforcing the covenants at no cost to them. Usually the Covenants are amended to read that when property is sold the new owners are required to join the association. All owners are requested to sign a receipt that they have received a copy of the covenants and they will abide by them. Even though individuals do not join the association they still must abide by the covenants.

An Association would establish a budget. The present Corporation has a budget and it could add reserves to cover legal expenses and etc. Directors and officers would have insurance and the Corporation's present insurance covers their Directors.

Several comments and questions were made and we hope that everyone understood the answers. David and his assistant Koreen Medford were thanked for giving their time.

The meeting adjourned at 9:20 p.m.

The meeting was recorded and these notes were typed by Joan Peak.

89 persons signed the attendance.

See

PALMERA PARK CORPORATION

BOARD MEETING – February 2, 2004- 6:00 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Charles Sliffe

Members present - Eugene Peak, B. J. Carter, Joan Peak, Charles Sliffe, and Charlie Cruse.

Copies of the Board minutes of January 12, 2004 had been given to all board members. Motion was made by Charlie Cruse, seconded by Charlie Sliffe and carried to accept the minutes as printed.

Treasurer's Report – The report as of January 31, 2004 was presented. Motion was made by Joan Peak, seconded by B. J. Carter and carried to accept the report. Copy attached.

Charles Sliffe reported the Landscape people still had not cashed the checks for April and October 2003. The Landscape people have informed him that they are raising their fee by \$1.50 a month to \$41.50. They are post paid.

**Bills – New Checks - \$41.95
Park Sale permit - \$10.00
Keys, folders and copies - ~~\$23.25~~ 24.11**

Motion was made by Joan Peak, seconded by Charlie Cruse and carried to pay the bills.

Old Business –The Auditing Committee, Audrey Amundson, Evelyn Falk and Ken Smith will meet with the Treasurer at 1:00 p.m. on Tuesday, February 3, 2004 to audit the books.

The 2003-04 Financial Report and Proposed Budget for 2004-05 was reviewed. Motion was made by Joan Peak, seconded by Charlie Cruse and carried to present the proposed budget to the Corporation members at the Annual Meeting. Motion was made by Joan Peak, seconded by B. J. Carter and carried to keep the dues for the 2004-05 year at \$25 per member.

Charlie Cruse reported for the Nominating Committee. An additional member has agreed to run for the Board and the ballot will be prepared as follows: Claude Hines, Jr., Barb Leslie, Eugene Peak and Joan Peak.

Charlie Sliffe reported the Constitution and By-Law Committee had reviewed the Constitution and By-Laws and is not recommending any changes at this time.

New Business – Motion was made by Joan Peak, seconded by Charlie Cruse to donate \$50 to Friends of the Fire Department.

A reminder that all Corporation members will be able to pay their dues following the Annual Meeting.

A discussion was held regarding a possible Property/Home Owners Association and the consensus was that a committee will be asked from the Corporation Membership to investigate what the Home Owners would like to do.

The Palm Tree on the property has been trimmed and the charge for the trimming was donated by a Corporation member. A thank you will be sent.

Reports – Building & Grounds – The kitchen sink drain and bottom of cabinet needs to be repaired.

Membership – We have 111 members and 20 Associate Members.

A discussion of dues for Associate Members was discussed and Membership Chairman was given the discretion to keep track of dues owed.

The Annual Meeting of the Corporation will be February 9, 2004 at 7:00 p.m.

There will be a Board Meeting to elect officers immediately following the Annual Meeting.

Next Board Meeting – March 1, 2004 – 6:00 p.m.

Meeting adjourned at 7:50 p.m.

**Joan Peak
Secretary**

PALMERA PARK CORPORATION

ANNUAL MEETING

FEBRUARY 9, 2004 - 7:00 p.m.

The meeting was called to order at 7:00 p.m. by President Eugene Peak. *67 members signed the attendance.*

Prayer was given by Kenneth Smith.

The Pledge of Allegiance was led by Eugene Peak.

Minutes of the last Annual Meeting, February 11, 2003 were read and motion was made by Audrey Amundson, seconded by Pat Stewart and carried to approve the minutes as read.

Treasurer's Report was given by Charles Sliffe, Treasurer. Motion was made by Pat Stewart, seconded by Chuck Amundson and carried to accept the Treasurer's Report as printed. Copy attached.

Old Business - None

New Business - The proposed 2004-05 budget was presented by Charles Sliffe, Treasurer. Comment was made that the amount of dues of \$25 per person does not completely cover the utilities, insurance and taxes. The additional receipts make it possible to operate the Corporation. Motion was made by Chuck Amundson, seconded by Bill Stewart and carried to accept the proposed budget for 2004-05. Copy attached.

Payment of dues may be made tonight and a copy of the Policies of the Corporation will be given to each member.

Audit Committee Report - The Audit report signed by Chairman Audrey Amundson, Evelyn Falk and Kenneth Smith, Co-Chairman was read. It reported the books were in proper order and in balance. Copy attached.

Constitution and By-Laws Committee - Charles Sliffe reported no changes to the Constitution and By-Laws be made at this time.

Nominating Committee - Charlie Cruse reported the following nominees for Directors for 2 year terms:

**Claude Hines, Jr.
Barb Leslie
Eugene Peak
Joan Peak**

Additional nominations were requested from the floor. There being none, ballots were handed out and instructions were given to vote for 3 Directors.

A Tally Committee of Don Rockvam, Carol King and Barbara Perrin was appointed.

The Tally Committee reported the election to the Board of Directors of Claude Hines, Jr., Eugene Peak and Joan Peak each for a 2 year term.

The possibility of establishing a Property/Home Owners Association was discussed. The Attorney, David Vogel, had stated the proper procedure was to vote to amend the Articles of Incorporation of this Corporation to make the Corporation a Property/Home Owners Association. If the motion is passed then a committee should be appointed to contact home owners and work out details.

A motion was made by John Myler, seconded by Merlin Ball and carried to amend the Articles of Incorporation of Palmera Park Corporation to make the Corporation a Property/Home Association. Discussion was held and ballots were given out with instructions to either vote yes or no. The Tally Committee counted the votes and reported there were 40 yes votes and 27 no votes. A Committee volunteered made up of Orville Kuran, who will get the group together, Chuck Amundson, Phil Klable, Merlin Ball and Evelyn Falk.

The question was asked if the property owners would like to have the Attorney, David Vogel, come and explain our present covenants. The consensus was to have him come to the park.

Announcements - Men's Sweetheart dinner - February 14, 2004 - 6:00 p.m., Anniversary Reception - February 21, 2004. The honorees will be those couples who have been married 50 years this year and longer. A suggestion was made to post their names on the bulletin board. All are invited to attend the reception.

A concern was stated that when persons are taking trips outside of the park and drive their vehicles to the Hall, they park either on the East, West or South side of building.

Several individuals expressed thanks and made comments to individuals who have worked very hard this past year and in previous years in keeping things running smoothly.

The next annual meeting will be February 14, 2005 which was noted this is Valentine's Day. Motion was made by Orville Kuran, seconded by Don Rockvam and carried to hold the annual meeting on Tuesday, February 15, 2005 at 7:00 p.m.

The meeting adjourned at 8:30 p.m.

**Joan Peak
Secretary**

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PALMERA PARK CORPORATION

BOARD MEETING – March 1, 2004- 6:00 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Charles Sliffe

Members present - Eugene Peak, B. J. Carter, Joan Peak, Charles Sliffe, Charlie Cruse and Claude Hines, Jr.

Copies of the Board minutes of February 2, 2004 had been given to all board members. Motion was made by Charlie Cruse, seconded by Charlie Sliffe and carried to accept the minutes as printed.

Treasurer's Report – The report as of February 29, 2004 was presented. Motion was made by Joan Peak, seconded by B. J. Carter and carried to accept the report. Copy attached.

**Bills – \$18.12 – copies & covers for Welcome Kit
\$1,522.00 – insurance on property**

The present insurance on the property was discussed and Voorhees Insurance Agency Had been contacted and they could not give us the same coverage for any less money.

Motion was made by Charlie Cruse, seconded by Claude Hines and carried to pay the bills.

Old Business – None

New Business – A Business Check Card had been received from Frost Bank and it was agreed that this card was not necessary and will be destroyed.

Board members reviewed their job descriptions and the following changes were made:

Add to President and Vice President – They both have safe deposit keys at Frost Bank

**Board Representatives to Committees – President – Activities & Pancakes
Secretary – Kitchen
Treasurer – By-Laws and Auditing**

The following Committees for 2004-05 were appointed:

Kitchen

Ladies Club

Purchasing Agent – Jan Kuran

- Beryl Coyle

**By-Laws
Nominating
Auditing**

**Appoint in December
Appoint in December
Appoint in January**

Activities	Kay Blair and Orville Kuran
Sunshine	Dottie Kuhlmann and Barb Leslie
Pancakes	Gill & Beryl Coyle
Senior Citizens Bingo	Garvey & Janice Hess and John & Gracie Myler
Telephone Directories	Barb Leslie

The availability of Telephone Directories was discussed. Joan Peak made a motion, seconded by Charlie Cruse and carried that the Corporation purchase 10 books for resale.

At the April Board meeting all Committees and Ladies are to review their job descriptions and report to the Board in writing and turn in any funds remaining.

Activities should recommend to the Board the amount to charge for dinners, breakfasts and etc. and give a tentative calendar for next year.

Reports – Building & Grounds – the cabinet under the kitchen sink has been repaired. The building will be sprayed for bugs and the date will be coordinated with the Activity Committee. The building is sprayed inside and out 2 to 3 times a year.

The stool in the ladies restroom was discussed and motion was made by Joan Peak, seconded by B. J. Carter and carried to purchase a new handicap stool for Ladies restroom.

Membership – There are presently 71 members paid and 10 Associates. Letters will be Written to out of town members reminding them of membership dues.

Next Board Meeting – April 5, 2004 – 6:00 p.m.

See

PALMERA PARK CORPORATION

BOARD MEETING – April 5, 2004- 6:00 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Joan Peak

Members present - Eugene Peak, B. J. Carter, Joan Peak, and Claude Hines, Jr.

Copies of the Board minutes of March 1, 2004 had been given to all board members. They were approved as printed.

Treasurer's Report – The report as of March 31, 2004 was presented. Motion was made by Joan Peak, seconded by Junior Hines and carried to accept the report. Copy attached.

Bills – \$146.57 – Handicap stool for ladies restroom

Old Business – Reports from Committees

Kitchen – Appliances will be cleaned and hall sprayed for bugs on April 16.

Activities – Report is attached. No changes in the amount charged for dinners, breakfasts and etc. is needed at this time. A tentative calendar for 2005-06 is attached.

Ladies- Copy attached
Sunshine – None

Pancakes – Report is attached

Telephone Directories – Four directories of the 10 purchased remain and it was the consensus that all new home owners be given a directory free.

New Business – A report from the Advisory Committee for the property owners association was read. More discussion will be held in the Fall. Copy attached.

The Hall will be open during the summer for activities. Each person is requested to be conservative on use of the utilities. The hot water heater will be turned off.

The Reverse Osmosis will be disconnected and a new membrane will be purchased in the Fall.

Furnace and air condition filters will be checked.

Reports – Building and Grounds – Foam or cork will be replaced in the outside bulletin board. The stool in the ladies rest room has been replaced, the floor was cleaned and spraying for bugs will be done after April 16.

Membership – Presently 111 paid members

The Certificate of Amendment to the articles of incorporation has been received and the original will be placed in the safety deposit box.

Next meeting will be October 4, 2004.

Meeting adjourned at 7:00 p.m.

**Joan Peak
Secretary**

See

PALMERA PARK CORPORATION

SPECIAL BOARD MEETING

APRIL 13, 2004 - 11:30 a.m.

Meeting was called to order by President Eugene Peak

**Members present - Eugene Peak, B. J. Carter, Joan Peak
and Claude Hines, Jr.**

**Purpose of the meeting: Directors and officers liability
insurance.**

**A discussion was held regarding the purchase of this
insurance in conjunction with the insurance from State
Farm Insurance Co. on the present property. The present
liability on the property is \$300,000 and directors and
officers liability insurance can be purchased for \$262.00
annually. They would be covered up to \$300,000.**

**"This insurance provides coverage for the Association and
their directors and officers and committee members for
damage arising from negligent acts, errors, omissions or
breach of duty committed by the directors or officers."**

**Motion was made by Claude Hines, Jr., seconded by B. J.
Carter and carried to purchase the liability insurance for
the directors and officers at a cost of \$262.00 annually.**

Meeting adjourned.

**Joan Peak
Secretary**

Sec

PALMERA PARK CORPORATION

SPECIAL BOARD MEETING

September 25, 2004 - 2:00 p.m.

Meeting was called to order by President Eugene Peak

Members present - Eugene Peak, B. J. Carter, Joan Peak and Claude Hines, Jr.

Purpose of the meeting - 1. Members' request for use of the building.

2. Corporation Free Breakfast

A request from Jr. and Barbara Hines, copy attached, to use the Hall for a family/friends wedding reception for Tuesday, October 26, 2004. Motion made by Joan Peak, seconded by B. J. Carter and carried to grant the request.

A discussion was held regarding having a corporation free breakfast on Wednesday September 29, 2004 at 8:00 a.m. Sausage and juice are donated and pancake mix left from the spring has been frozen can be used. Motion made by B. J. Carter, seconded by Junior Hines and carried to have a free breakfast for members on September 29, 2004.

Regular Board Meeting will be October 4, 2004 at 6:00 p.m.

Secretary

Joan Peak

PALMERA PARK CORPORATION

BOARD MEETING – October 4, 2004- 6:00 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Joan Peak

Members present - Eugene Peak, B. J. Carter, Joan Peak, and Claude Hines, Jr.

Copies of the Board minutes of April 5, April 13 and Sept. 25, 2004 had been given to all board members. They were approved as printed.

Treasurer's Report – The report as of April 30 through Sept. 30, 2004 was presented. Motion was made by Joan Peak, seconded by Junior Hines and carried to accept the report. Copy attached.

Bills – \$39.85 – Membership kits, \$106.84 School Tax. Motion made by Joan Peak, seconded by Junior Hines and carried to pay the bills.

Old Business – The Hall was used during the summer for one potluck dinner and the weekly playing of games.

The Hall was sprayed for bugs in May and August and because of ants in the relay of the air conditioner and in the north door light switch, the relay and switch were replaced. The air conditioner must be sprayed for ants.

A new membrane and No. 1 filter will be purchased for the reverse osmosis.

The secretary's financial report for 2003/2004 was not turned in in April and is attached.

New Business – The operating funds for the 2004/2005 year for the committees was approved:

Activities - \$350.00 Sunshine - \$100.00 Ladies - \$200.00 Building & Grounds - \$100.00 Secretary - \$50.00 Membership will turn in bill when appropriate Kitchen/Hall supplies – Bills will be turned in when supplies are purchased

Activities – A tentative calendar for 2004/05 was presented in April 2004 and no change has been made.

The City requires that all buildings have a physical address posted on building beside the door and Junior Hines will place 1205 N. Palmera Drive on the Hall.

Reports – Building & Grounds – Parking in front of the building needs to be clear at the door entrance.

During the rain storm on Oct. 3, the roof above the ladies restroom leaked. Probably the boot around the vent pipe needs to be replaced.

Membership – 112 paid members

Kitchen – The kitchen and hall were cleaned Sept. 29 all but the light fixtures, tables & chairs and floors. Building and Grounds will pick a date during October to complete the cleaning. Individuals will be requested to help.

Activities – Ice Cream and gabfest have resumed and a Halloween Party is planned for Oct. 30.

Sunshine – From April, 2003 through Sept. 21, 2004 25 florals or memorials were given, leaving a balance of \$19.26.

Pancakes – Will start Nov. 3, 2004.

Secretary – Report for the 2003/04 year with \$.95 remaining from the \$62.00 received is attached.

The meeting adjourned at 6:52 p.m.

Next meeting – November 1, 2004

**Joan Peak
Secretary**

See

PALMERA PARK CORPORATION

BOARD MEETING – November 1, 2004 – 4:30 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Joan Peak

Members present - Eugene Peak, B. J. Carter, Joan Peak, and Claude Hines, Jr.

Copies of the Board minutes of October 4, 2004 had been given to all board members. They were approved as printed.

Treasurer's Report – The report as of October 31, 2004 was presented. Motion was made by Joan Peak, seconded by Junior Hines and carried to accept the report. Copy attached.

Bills – Filter kit \$33.95 and Membrane \$64.95 for Reverse Osmosis for a total of \$98.90.

LaFeria City \$49.96 and Cameron County Tax \$27.49

Motion made by Joan Peak, seconded by Junior Hines and carried to pay the bills.

Old Business – None

New Business – The Street Calling Committee was discussed and names were suggested. In view of the fact that many persons now have cell phones and most are long Distance, flyers will be made advising members or park residents of events and the Committee members will distribute these when needed.

The condition of the roof of the Hall was discussed and estimates have been Requested from several installers. One verbal estimate and one written estimate Have been received. Two additional installers have been contacted. The estimates Will be tabled until we receive the two additional estimates and we have a full Board in attendance. Then a meeting of the membership will be held.

The policies of the Corporation will be reviewed in December.

The city is in the process of laying water pipe along Rabb Road and there is Excess dirt. The Foreman on the job was asked if they would give us some Dirt and they will dump it on the West side for \$.05. This dirt is needed to Fill in beside the sidewalks and shuffleboard court.

Reports – Building & Grounds – Reflective letters cannot be found so only reflective Number s will be put at door on the building.

The City will provide the Hall with a bigger trash can.

Membership – We now have 116 paid members

The meeting adjourned at 5:20 p.m.

The next meeting will be December 6, 2004 – 6:00 p.m.

**Joan Peak
Secretary**

See

PALMERA PARK CORPORATION

SPECIAL BOARD MEETING

NOVEMBER 9, 2004 - 10:00 a.m.

Meeting was called to order by President Eugene Peak.

Members present - Eugene Peak, B. J. Carter, Joan Peak, Charles Sliffe and Junior Hines.

PURPOSE: To discuss the estimates on the roof replacement.

Estimates have been received as follows for 26 gage white metal roof:

<u>Company</u>	<u>Materials</u>	<u>Labor</u>	<u>Materials & Labor</u>
Royal Metal	\$3,088.60		
Mueller	\$3,173.28		
Roshen Contracting		\$2,200.00	
Bowman Distributing			\$10,551.00
Owen Roofing			\$8,775.59

A discussion was held and Junior Hines made a motion, seconded by Joan Peak and carried to hold a Special Meeting of the membership of the Corporation and recommend that the materials be purchased from Royal Metal and the labor be done by Roshen Contracting. Because of the price of steel the estimate for the materials may change. The estimated amount of funds of \$6,000.00 could be withheld from the Certificate of Deposit due December 9, 2004.

The meeting will be Tuesday, Sept. 16, 2004 at 7:00 p.m. in the recreational hall.

A flyer about the meeting will be prepared and distributed by the Street Committee and copies will be mailed to those who have not returned to Texas.

Meeting adjourned at 10:30 a.m.

**Joan Peak
Secretary**

See

**PALMERA PARK CORPORATION
SPECIAL MEETING
NOVEMBER 16, 2004 - 7:00 P.M.**

The meeting was called to order by President Eugene Peak. He thanked everyone for attending and also made special thanks to individuals who have donated funds to purchase a new coffee pot, all of the coffee that is used at the Hall, paper supplies and many hours of time that is required to keep the building in excellent shape.

The meeting was opened with prayer by Joan Peak.

The Pledge of Allegiance was led by Eugene Peak.

Members signed the attendance sheet and indicated their current telephone number. There were 51 members in attendance.

The purpose of this meeting was the condition of the roof of the Hall. Eugene Peak presented the bids, copy attached, and questions were received from the floor.

A motion was made by Chuck Amundson, seconded by Bill Stewart and carried that materials for the roof and soffits be purchased from Royal Metal at approximately \$3,863.60 and labor be provided by Roshen Contracting at \$2,000.00 plus the cost of the soffit labor for a total of approximately \$6,500.00. Funds to be taken out of the Certificate of Deposit due December 9, 2004.

A statement was made that the funds taken out of the Certificate of Deposit need to be replaced and the details will be worked out when the 2005-06 Budget is prepared. Donations towards the roof are always appreciated and one donation has been received.

Membership Chairman, B. J. Carter, introduced the newest member, Sandie Bailey.

The Ladies Club is sponsoring a collection of tabs from aluminum cans which will be given to the Ronald McDonald House. Decorated cans were distributed by Jan Kuran for individuals to collect the tabs before bringing them to the Hall.

A motion was made by Ellen Bogert, seconded and carried to adjourn at 7:30 p.m.

Joan Peak, Secretary

PALMERA PARK CORPORATION

BOARD MEETING –December 6, 2004 6:00 p.m.

Meeting was called to order by President Eugene Peak

Prayer was given by Charles Sliffe

Members present - Eugene Peak, B. J. Carter, Joan Peak, Charles Sliffe and Charlie Cruse.

Copies of the Board minutes of November 1 and November 9, 2004 had been given to all board members. Motion made by Charlie Cruse, seconded by Charles Sliffe and carried to approve the minutes as printed.

Treasurer's Report – The report as of November 30, 2004 was presented. Motion was made by Joan Peak, seconded by Charles Sliffe and carried to accept the report. Copy attached.

Bills – The roof has been replaced at a total cost of \$7,043.43. The materials were \$3,643.43 and the labor was \$3,400.00. After tearing into the roof, additional materials and labor were required and it was the opinion of the Board that these should be purchased. The Corporation membership had authorized \$6,500 so the overage was \$543.43. Motion was made by Charlie Cruse, seconded by Charles Sliffe and carried to pay the bill.

A bill for \$11.88 for ice cream was received and motion made by B. J. Carter, seconded by Charlie Cruse and carried to pay the bill.

The shuffle board benches need to be repaired and a bill was presented for \$74.72 and motion was made by Joan Peak, seconded by Charlie Cruse and carried to pay the bill.

Old Business – The Certificate of Deposit at Frost Bank due December 4, 2004 was redeemed for \$13,932.77 and deposited in the checking account. By the end of December it will be determined how much of this Certificate remains from the roof repair and any donations received for the roof repair and the balance will be invested in a new Certificate of Deposit. The rate today is 1.9% at Frost Bank and other banks will be checked for their rate. Frost Bank assured us we would not be charged a service charge for the regular checking account but this exemption must be requested each year.

The new Street Calling Committee was given and a copy will be posted on both the inside and outside bulletin boards.

The Palmera Park Policies were reviewed and a motion was made by Charles Sliffe and seconded by Charlie Cruse and carried to adopt the following policy:

Inside Bulletin Board – The bulletin board on the right is to be used for current Corporation activities and the one on the left is for Permanent Corporation Information.

New Business – The Advisory Committee Report dated April 4, 2004 was reviewed and is tabled until January.

A Nominating Committee was appointed to report to the Board at the January meeting: Charlie Cruise, Chairman, Jim Starcher and Bonnie Cruse.

A committee to review the Constitution & By-laws will be asked by Treasurer Charles Sliffe to report to the Board in January.

The Sunshine Committee Job Description was discussed relative to the plant or floral arrangements sent to Corporation members who are hospitalized. The following was approved to replace No. 1 of the Job Description.

If a resident member of the Corporation becomes ill during their stay in the Valley and is hospitalized, a floral arrangement or plant will be given.

The use of the usable metal from the roof was discussed and a shed approximately 10 x 12 could be built to house the trash and aluminum cans. Motion was made by Charlie Cruse, seconded by B. J. Carter and carried to build a shed approximately 10 x 12.

Reports - Building & Grounds – The benches at the Shuffle board will be repaired.

The filters for the air conditioner and furnace will be changed.

The flag pole needs to be replaced.

Membership – There are 117 members and 4 Associate members.

The next meeting will be January 3, 2005 at 6:00 p.m.

Meeting adjourned at 7:15 p.m.

Joan Peak, Secretary