

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
January 3, 2010 – 1:00 a.m.**

Call to Order
Prayer
Members Present –

Minutes – November, 2010

Treasurer's report – December, 2010

Outstanding Bills *coming in.*

Old Business *OK*

Any Over 55 Violations: *OK.*

Paving Parking Areas Around the Hall: Update on caliche bids *OK*

Popcorn Machine: Update *no.*

Nominating Committee: One director and two from general membership and report back at the January meeting.

Report: Review Constitution and By-Laws along with two members from general *OK* membership.

Annual Health Inspection: Report *passed \$150.*

Review Policies:

Reports: Building and Grounds: Sink and Garbage Disposal in Storage Room
Request from Joan Peak. *John to check*

Kitchen Backsplash *color*

Hall Exterior Painting *OK*

CD Renewal: *reported*

Suggestion Box:

Other:

New Business

Reports – Building & Grounds

Membership

Next meeting – February 7, 2011 at 9:00 p.m.

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA**

January 4, 2010 – 5:45 p.m.

Call to Order

Prayer

Members Present –

Guests Present –

Minutes – December 2009

Treasurer's report – December 2009

Outstanding Bills

Old Business

Missing Flower Pots – Update from Allen Ramaker

Tax Exempt Status – Update on status

Nominating Committee: from Bob Pater

Review Constitution & By-laws: from Allen Ramaker

Review of Policies: from the Board – due at February annual meeting

Annual Health Inspection: report on outcome

50/50 Raffle: report on outcome of first raffle

General Meeting of Members in January 18, 2010: Update

Other:

New Business

Appoint Audit Committee: Comprised of 3 members of General membership who will audit books as of January 31 and report to Annual Meeting in February.

Annual Financial Report: Proposed budget and dues recommendation to the Board at meeting prior to the Annual Meeting.

Park Sale Permit: Corporation pays for park sale permit and advertising. President to get permit from the City and Activities gets advertising.

Review Job Descriptions: A review of the job descriptions of the Board and Committees.

Insurance on Building: Due in March, Treasurer's bond is included. (Reminder)

Contingency Fund Deposit: Deposit is due by 1/31. At present there are 120 members and the deposit is \$10 per member. (Reminder)

Sale of Folding Chairs: FUMC of La Feria is interested in purchasing some of our excess folding chairs. What would we charge for them and how many are available?

Membership: Prorating of potential new members

La Feria Fire Dept. Donation – Consider a donation, we have in the past.

Other

Reports – Building & Grounds
Membership

Next meeting – February 1, 2010 at 5:45 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – January 4, 2010 - 5:45 P.M.

Meeting was called to order by President Allen Ramaker

Prayer was given by Sharron West

Members Present – Allen Ramaker, Bob Pater, Orville Kuran, Sharron West, Charlie Cruse and Garvey Hess.

Minutes – December 2009 Meeting – Motion was made by Allen Ramaker, seconded by Orville Kuran and carried to approve the minutes as printed.

Treasurer's Report - December 2009 – Motion was made by Allen Ramaker, seconded by Sharron West and carried to accept the Treasurer's report. (copy attached).

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

Old Business

***Missing Flower Pots at North entrance:* Allen Ramaker purchased two flower pots and they have been installed. The cost was \$67.89**

***Tax Exempt Status Update* – Sharron West is still working to resolve the tax exempt status.**

***Nominating Committee:* Bob Pater reported that Barb Perrin and Barb Barbro will work with him on nominations for the February Annual Meeting.**

***Review of Constitution & Bylaws:* Allen will get two members from the general membership to work on the review with him.**

***Review of Policies:* The Board will review the current Policies. Allen Ramaker will write up a proposal to clarify the cost for new members that have never been a member previously. There was a policy adopted in 2000 and it will be reviewed.**

***Annual Health Inspection:* The annual health inspection was completed by Ruben Pardo on 12/15/09 and we were 100% in compliance.**

50/50 Raffle: Our first 50/50 raffle was held at the potluck meal on 12/10/09. We collected \$68.00 and the proceeds for the corporation were \$34.00. Paul Leikness was the lucky recipient of the other half. We will continue to do the 50/50 raffles at future potluck meals.

General Meeting: A meeting of the members will be held on January 19, 2010. A poster will be prepared by Sharron West and posted in both hall windows. Flyers will also be distributed to all members in the park. The notice to warn the meeting must be placed by 1/9/10 to be in compliance with the 10 day advance notice of a meeting.

Other: None.

New business

Audit Committee: An audit committee comprised of 3 members from the general membership will perform the audit on our books as of January 31. A report will be presented at the Annual Meeting in February. Sharron West will solicit the members to do this task.

Annual Financial Report: The proposed budget for 2010-2011 will be presented at the Board meeting prior to the Annual meeting. We discussed current dues of \$50.00 per member and have opted to keep the dues at \$50.00.

Park Sale Permit: The Corporation pays for the park sale permit and advertising. Allen Ramaker, President will get the permit from the City. Kay Blair, Activities Director will do the advertising. The date for this year's park sale will be 2/6/10.

Review Job Descriptions: A review of the current job descriptions by the board and committees will be done prior to the Annual Meeting. We were asked to think about making the soliciting of new members a Membership Chair and taken out the duties of Vice President.

Insurance on Building: A reminder only is that our insurance renewal is due in March and the Treasurer's bond is included in this renewal.

Contingency Fund Deposit: A reminder only is that our deposit to the Contingency Fund is to be made by January 31, 2010. At present we have 120 members and the deposit is \$10.00 per member.

Sale of Folding Chairs: FUMC of La Feria is interested in purchasing some of our excess folding chairs and a carrier rack. After some discussion it was decided to sell the chairs for \$5.00 each and the carrier rack for \$20.00. An accurate count of the folding chairs needs to be done to determine our excess number. We feel that we need the 80 padded chairs and 40 folding chairs for a total of 120.

Friends of La Feria Fire Department: We have given a donation in past years but for at least the last 2 or 3 years money has been tight. Sharron West made a motion to donate \$100.00 and Orville Kuran seconded the motion and it was carried.

Other:

Park Directory: Sharron West is working on a revised directory and a notice has been posted. The charge for new books will be \$3.00 as previously authorized.

CD Rates: We have a CD renewal on 1/13/10 for \$5,000.00. We discussed what to do with it upon renewal. The current rates are very poor. Also, we may need some of the proceeds for the insurance renewal. It was decided to put the proceeds in the checking account for the present time.

REPORTS:

Membership – Bob Pater reported that for the 2009-2010 there are currently 120 members. There are 5 full-time associates.

Building & Grounds – Charlie Cruse and Garvey Hess have changed the outside lights, taken care of the Plexiglas issue in the kitchen area, and worked on the shuffle board courts.

A motion to adjourn the meeting was made by Sharron West and seconded by Charlie Cruse. The meeting adjourned at 6:43 p.m. The next regular meeting will be February 1, 2010 at 5:45 p.m.

Sharron West, Secretary

PALMERA PARK CORPORATION

GENERAL MEMBERSHIP MEETING – January 19, 2010 – 6:30 P.M.

Meeting was called to order by President Allen Ramaker

Board Members Present – Allen Ramaker, Bob Pater, Orville Kuran, Charlie Cruse and Sharron West.

There were a total of 79 members present including the Board in attendance at the meeting.

The meeting opened with prayer by Sharron West. Opening remarks were by Allen Ramaker, President and Bob Pater, Vice President.

Bob Pater asked us to consider giving a 30 day grace period to all new owners. Presently we have 122 paid members.

Bob asked us to consider allowing members to post items for sale on 1/4 of the bulletin board that is currently used for Corporate Activities. It would be for general use, dated and only allowed for a reasonable length of time. Joe Barbro asked that we amend this to include appointing a person to oversee it.

A show of hands was taken and all were in favor of the above two items. There was one opposed.

B.J. Carter would like to have dues on a per household basis rather than a per member basis. Also we were asked to have the membership year changed from March to February and instead use October to September.

Maudie Towne asked that the hall be used on a year round basis that would include the summer months.

A soda pop machine using the honor system was requested. Marvin & Pat Hyatt said it works at Lariat. Bob Pater, Allen Ramaker and Gene Peak stated that it does not work in any of the parks that they have worked in.

B. J. Carter asked us to consider a snack machine and eliminate cookies for bingo. Joan Peak says she has to beg folks to sign up to bring cookies. Ruth and Allen Ramaker bought cookies for a recent bingo event. The cookie money adds to the bingo pot.

Joan Peak will ask at bingo if they want treats any more. As we are a non-profit organization we can only give out a \$10 maximum. It is governed by the State of Texas as a Senior Citizen's Bingo.

Jan Kuran mentioned that she is looking for someone to replace her as she has been doing it for about 10 years.

Allen Ramaker then asked what the members want, more ideas other than eating. Kay Blair said that entertainment and meals is governed by the Board of Directors.

Some ideas that were mentioned are: short 1-day trips, super bowl party, poker party (Lee West stated that per State of Texas law the maximum payout is \$5.00 per game), dance to records or other means, karaoke, exercise program.

Fundraiser – currently we have a one time per year park sale on the first Saturday of February. The permit is paid for by the corporation and anyone in the park can have a yard sale as well as the one that is held at the hall. Pat Hyatt suggested a 1 day sale for outside the park folks and the 2nd day only the park.

Maudie Towne suggested a Whistle Blower – which essentially is standing outside someone's house and blowing a whistle. Arnold Lance says that would not be a good idea as he has a sick wife and that would not go over well at all.

Marvin Hyatt mentioned having daily coffee at the clubhouse. He also mentioned that he hears that we are known as the "park with all the rules". "They" said... and the question was asked who are "they".

The subject of being allowed alcohol in the clubhouse was brought up. Lee says that in our policy dated 2-12-01 "Alcohol beverages are not allowed in the Hall". It should be put on the agenda for the annual meeting.

It was suggested to develop a questionnaire on different items. Marvin Hyatt and Lee West jointly suggested that members talk to non-members and bring back their ideas to the Board.

Joan Peak says if items get suggested then you have to get someone to volunteer for the work involved.

The Membership Person would give 30 days grace and then revisit them and ask them to join.

Paul Leikness would like to see the outside of the building painted. Gene Peak says the windows need to be replaced. The A/C goes out the windows currently and there is a need for more insulation and new doors. This should be looked into for what the cost would be to do the work.

Bob Pater stated that we do have the money and it would be cheaper to complete the painting of the building before this season is over.

Name tags were inquired about. They are optional but could be ordered from Kay Blair, Activity Director.

Happy Hour was also suggested.

Gene Peak asked about purchasing 50 folding chairs and a holding rack for \$200.00 and they will be donated to the First United Methodist Church of La Feria. This was unanimously agreed to.

Bob Pater thanked everyone for coming and for their input.

The meeting adjourned at 7:45 p.m.

Sharron West, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
February 1, 2010 – 5:45 p.m.**

**Call to Order
Prayer
Members Present –
Guests Present – Kay Blair**

Minutes – January 2010

Treasurer's report – January 2010

Outstanding Bills

Old Business

***Tax Exempt Status – Update on status
Nominating Committee: report due from Bob Pater
Review Constitution & By-laws: report due from Allen Ramaker
Review of Policies: from the Board – due at February annual meeting
Audit Committee: John Myler, Joann Peak, Lee West
Annual Financial Report: from Orville Kuran
Review Job Descriptions: Input from Board members
Sale of Folding Chairs: price adjusted to \$200 at 1/19/10 meeting***

Other:

New Business

Report of the Occupancy of Palmera Heights Park: by Sharron West

Annual Meeting – February 8, 2010

Shuffleboard Courts – Orville Kuran

Other

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
February 1, 2010 – 5:45 p.m.**

Call to Order

Prayer

Members Present –

Guests Present – Kay Blair

Minutes – January 2010

Treasurer's report – January 2010

Outstanding Bills

Old Business

***Tax Exempt Status* – Update on status**

***Nominating Committee:* report due from Bob Pater**

***Review Constitution & By-laws:* report due from Allen Ramaker**

***Review of Policies:* from the Board – due at February annual meeting**

***Audit Committee:* John Myler, Joann Peak, Lee West**

***Annual Financial Report:* from Orville Kuran**

***Review Job Descriptions:* Input from Board members**

***Sale of Folding Chairs:* price adjusted to \$200 at 1/19/10 meeting**

Other:

New Business

***Report of the Occupancy of Palmera Heights Park:* by Sharron West**

***Annual Meeting* – February 8, 2010**

***Shuffleboard Courts* – Orville Kuran**

Other

Sale of Folding Chairs: FUMC of La Feria has purchased 50 chairs and a rack for \$200.00. This amount was approved at the General Meeting held on January 19, 2010.

Other:

Insurance: The insurance will come up for renewal in March. Orville Kuran said that we have no choice but to bite the bullet and pay the premium. There have been several attempts to get a better premium by several members but it has not been successful or the rates were higher.

New business

Report of Occupancy for Palmera Heights Park: Sharron West gave a preliminary report of the Occupancy as of January 31, 2010. The final report will be given at the Annual Meeting on February 8, 2010.

Annual Meeting on February 8, 2010: A review of the agenda for the 2009 Annual meeting was done and a new agenda will be prepared and distributed to the Board members prior to the 2/8/10 meeting.

Shuffleboard Courts: Orville Kuran received information from Paul Leikness on the cost to replace the concrete shuffleboards (to include removing the old concrete and pouring the new concrete) for a cost of \$2500.00 (from Benjamin Juarez). This quote does not include the finish work (coating and numbering). It was also suggested that rebar and fiberglass be included to protect the courts from cracks. There has already been \$600.00 received and earmarked for this project. It will be on the Annual Meeting agenda as it is over \$500.00 and needs member approval.

Other:

Resignation: Kay Blair gave the Board her resignation as Activity Director that will become effective as of April 30, 2010. The Board regretfully accepted her resignation and thanked her for a job well done.

REPORTS:

Membership – Bob Pater reported that for the 2009-2010 there are currently 122 members. There are 5 full-time associates and 10 part-time associates.

Building & Grounds—Charlie Cruse reported that the floors in the pool room will be done on Wednesday, February 3rd.

A motion to adjourn the meeting was made by Garvey Hess and seconded by Charlie Cruse. The meeting adjourned at 6:45 p.m. The next regular meeting will be March 1, 2010 at 5:45 p.m.

Sharron West, Secretary

PALMERA PARK CORPORATION

BOARD MEETING – February 1, 2010 - 5:45 P.M.

Meeting was called to order by President Allen Ramaker

Prayer was given by Sharron West

Members Present – Allen Ramaker, Bob Pater, Orville Kuran, Sharron West, Charlie Cruse and Garvey Hess.

Guest: Kay Blair

Minutes – January 2010 Meeting – Motion was made by Orville Kuran, seconded by Charlie Cruse and carried to approve the minutes as printed.

Treasurer's Report – January 2010 – Motion was made by Sharron West, seconded by Garvey Hess and carried to accept the Treasurer's report. (copy attached).

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

Old Business

***Tax Exempt Status Update* – Sharron West is still working to resolve the tax exempt status. We are a non-profit corporation but according to the State of Texas we are only exempt from franchise tax. We would have to file a form with the federal government requesting to be exempt from sales tax. Orville Kuran says he has heard that other people have just gone up to the Customer Service desk at Sam's and requested and received tax exempt approval. He further stated that due to our non-profit status we would have to put funds in a "dedicated fund" to bring our accounts down to zero at year end. Then we would take the money back out and put it where the funds were needed. We suggested using Henry's as they give us tax exemption but it was then stated that we get a discount on our purchases and but we still pay sales tax.**

***Nominating Committee:* Bob Pater reported that Barb Perrin and Barb Barbro have had other issues and have not been able to work with him on nominations for the February Annual Meeting. He has been asking members to consider being on the Board and thus far has not received an affirmative answer.**

Review of Constitution & Bylaws: Allen Ramaker has several copies of the Constitution & Bylaws (some given to him by members or non-members). Sharron West stated that the "current" Constitution & Bylaws were updated as of February 2009 and the others should just be kept for "historical purposes". The Board agrees on this. A copy of the current Constitution & Bylaws will be given to Board members who do not have them.

Review of Policies: The Board has reviewed the current Policies. There will be a proposal given at the Annual meeting regarding the prorata cost for new members.

Audit Committee: The audit committee for the current year is John Myler, Joan Peak and Lee West. A report will be presented at the Annual Meeting in February.

Annual Financial Report: The proposed budget for 2010-2011 was presented at the Board meeting and will be presented at the Annual Meeting. A motion to accept the budget was made by Charlie Cruse and seconded by Allen Ramaker and the motion was carried.

Park Sale Permit: Allen Ramaker has secured the permit from the City of La Feria. The date for this year's park sale will be 2/6/10.

Review Job Descriptions: A review of the current job descriptions by the board and committees will be done prior to the Annual Meeting. We were asked to think about making the soliciting of new members a Membership Chair and taken out the duties of Vice President.

Park Sale Permit: Allen Ramaker has secured the permit from the City of La Feria. The date for this year's park sale will be 2/6/10.

Review Job Descriptions: A review of the current job descriptions by the board and committees will be done prior to the Annual Meeting. We were asked to think about making the soliciting of new members a Membership Chair and taken out the duties of Vice President.

Contingency Fund Deposit: The Contingency Fund deposit for January 31, 2010 will be \$1,220.00 (based on 122 members at \$10.00 per member).

Sale of Folding Chairs: FUMC of La Feria has purchased 50 chairs and a rack for \$200.00. This amount was approved at the General Meeting held on January 19, 2010.

Other:

Insurance: The insurance will come up for renewal in March. Orville Kuran said that we have no choice but to bite the bullet and pay the premium. There have been several attempts to get a better premium by several members but it has not been successful or the rates were higher.

New business

Report of Occupancy for Palmera Heights Park: Sharron West gave a preliminary report of the Occupancy as of January 31, 2010. The final report will be given at the Annual Meeting on February 8, 2010.

Annual Meeting on February 8, 2010: A review of the agenda for the 2009 Annual meeting was done and a new agenda will be prepared and distributed to the Board members prior to the 2/8/10 meeting.

Shuffleboard Courts: Orville Kuran received information from Paul Leikness on the cost to replace the concrete shuffleboards (to include removing the old concrete and pouring the new concrete) for a cost of \$2500.00 (from Benjamin Juarez). This quote does not include the finish work (coating and numbering). It was also suggested that rebar and fiberglass be included to protect the courts from cracks. There has already been \$600.00 received and earmarked for this project. It will be on the Annual Meeting agenda as it is over \$500.00 and needs member approval.

Other:

Resignation: Kay Blair gave the Board her resignation as Activity Director that will become effective as of April 30, 2010. The Board regretfully accepted her resignation and thanked her for a job well done.

REPORTS:

Membership – Bob Pater reported that for the 2009-2010 there are currently 122 members. There are 5 full-time associates and 10 part-time associates.

Building & Grounds –Charlie Cruse reported that the floors in the pool room will be done on Wednesday, February 3rd.

A motion to adjourn the meeting was made by Garvey Hess and seconded by Charlie Cruse. The meeting adjourned at 6:45 p.m. The next regular meeting will be March 1, 2010 at 5:45 p.m.

Sharron West, Secretary

PALMERA PARK CORPORATION

ANNUAL MEETING

FEBRUARY 8, 2010 - 7:00 p.m.

The meeting was called to order at 7:00 p.m. by President Allen Ramaker. 73 persons signed the attendance sheet.

Prayer was given by Charlie Sliffe.

The Pledge of Allegiance was led by Orville Kuran.

The minutes of the February 9, 2009 were read by Orville Kuran, Treasurer. Motion was by Orville Kuran, seconded by Gracie Myler and carried to accept the minutes as read.

The Annual Treasurer's report as of January 31, 2010 was given by Orville Kuran. A motion was made by Charlie Sliffe, seconded by Garvey Hess and carried to accept the Treasurer's report.

Old Business – None

New Business – The proposed 2010-11 annual budget and recommended dues was given by Orville Kuran. Motion was made by Carl Stanfil, seconded by Lee West and carried to accept the 2010-11 annual budget and dues of \$50 per member per year and \$10 per associate member per month.

Dues are due before March 1, 20¹⁰^{S.W.} and may be paid to the Treasurer, Membership Chairman or any board member.

The telephone park directory is available for \$3.00. Members were asked to review the draft copy and make any changes necessary to their information.

The Contingency Fund has a current balance of \$3,710.00. Once the deposit for 1/31/10 of \$1,220.00 is made the balance will be \$4,930.00 plus interest earned.

Orville Kuran reported that the Trac Phone has worked out well and there are minutes available. The phone is on a timed charger every day. The phone is available to members who may need to use the telephone in the hall. The telephone expense last year was \$600 compared to \$100 this year.

The shuffleboard courts are in need of being replaced. A quote of \$2500.00 has been received and would include removing the old concrete and pouring new concrete for 2 courts. The approximate cost to do the finish work would be \$300.00 to apply the coating and marking the courts. An amount of \$600 has been received and earmarked for this project. Pat Hyatt asked if the old ones could remain and add 2 new courts. Gene Peak made a motion to remove and replace the existing courts and Lee West seconded the motion and it was carried.

Bob Pater asked for approval to get prices for a soda machine. A motion was made by Marvin Hyatt and seconded by Norm Stenzel and the motion was carried. Janice Hess asked where it would be placed. Bob Pater said there would be 5 – 8 cases of product and that once installed he would maintain the machine. George Hansen voiced concern about the products being outdated. Jr. Hines and Janice Hess asked why we couldn't just bring our own soda. Another comment was why not use the honor system and it was stated that the honor system has been tried in other parks where Bob has worked (and owned) and it does not work. Lee West inquired if it was possible to have it in the pool room. Betty Runyan asked if an extra refrigerator could be brought in and stocked with water and soda. Bob Pater reported that at a park in Topeka, KS the pop machine paid for their electricity bill and was profitable. Other comments were made as to the honor system working or not working. Marvin Hyatt has an extra refrigerator that he is willing to lend us to use on a trial basis and this was accepted.

The Audit Committee report was given by Lee West and the Treasurer books for 2009-2010 were found to be in good order. Copy attached.

Gene Peak asked to speak about the kids in the park again. The Board was directed earlier to send a letter but it was never sent. When there is a 55 violation it is the Board's obligation to handle in the event of litigation and a paper trail is necessary should it be needed. Allen Ramaker stated that this particular violation had resolved itself until just recently. Allen Ramaker is in the process of handling this again. In fact, the violator came to see Allen today and a letter will be sent. He is in the process of putting his home up for sale. Another 55 violation may exist as well. It was stated that Grady's son Damien lives in a mobile outside of our park that his parents purchased for him.

Bob Pater, Nominating Committee Chairman reported there are three Board Member terms expiring (Charlie Cruse, Garvey Hess and Sharron West). Nominees are Joe Barbro, Ed Barth, and Pat Hyatt. Nominations were

asked for from the floor. There being none, Carl Stanfil made a motion to accept the nominations as presented and Lee West seconded the motion and it was carried. The Board members for 2010-2011 are: Allen Ramaker, Bob Pater, Orville Kuran, Joe Barbro, Ed Barth and Pat Hyatt.

At the general meeting on January 19, 2010 it was decided to add whether or not alcohol would be allowed on the Palmera Park grounds. There was much discussion for and against. Bob Pater stated that we use common sense. A ballot was passed out at this meeting and the results were: 39 for, 36 against and 1 abstained.

Bob Pater also stated that he would like to have a general members meeting in October, December and followed by the Annual Meeting in February.

The Occupancy Verification report was given by Orville Kuran for Sharron West. A survey was conducted as of January 31, 2010 and there are a total of 156 lots, 113 total mobile home and RV units and 94 units are occupied by at least one person 55 or older. This is 100% occupied. Copy attached.

The Park Wide lawn sale proceeds at the hall this year was \$381.75. There were cash donations to defray the cost of the advertising.

Announcements – The Men's Sweetheart dinner is Feb. 13, 2010. Quilt raffle tickets are for sale from the Ladies Group and will be drawn off on February 13.

Thank you's and comments were made: Thanks were expressed to the outgoing Board Members: Charlie Cruse, Garvey Hess and Sharron West.

Next Annual meeting will be February ^{14 correction @ 2/14/11 mtg. JH} 7, 2011 at 7:00 p.m.

A motion was made by Carl Stanfil and seconded by John Nelson to adjourn the meeting. The meeting adjourned at 8:21 p.m.

Sharron West
Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
March 1, 2010 – 5:45 p.m.**

**Call to Order
Prayer
Members Present –**

Minutes – February 2010; Annual Meeting 2/8/10

Treasurer's report – February 2010

Outstanding Bills

Old Business

***Tax Exempt Status* – Update on status**

***Insurance:* Has new policy/premium been received?**

***Shuffleboard Courts:* Update, if available.**

Activity Director

***Over 55 Violation:* Update**

Other:

New Business

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

Park Secretary

Other

**Reports – Building & Grounds
Membership**

Next meeting – April 5, 2010 at 5:45 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – March 1, 2010 - 5:45 P.M.

Meeting was called to order by President Allen Ramaker

Prayer was given by Sharron West

Members Present – Allen Ramaker, Bob Pater, Orville Kuran, Pat Hyatt, Ed Barth and Sharron West, Interim Secretary

Minutes – February 2010 Meeting – Motion was made by Allen Ramaker, seconded by Ed Barth and carried to approve the minutes as printed.

Treasurer's Report – February 2010 – Motion was made by Allen Ramaker, seconded by Ed Barth and carried to accept the Treasurer's report. (copy attached).

Income & Expense: – See Treasurer's Report attached. The State Farm Insurance renewal has been received and the premium for the current year is \$2,415.00. Orville Kuran suggests we pay it in full this year and all were in agreement to do so. It is due on March 14th. An amount of \$64.09 is due to Allen Ramaker for reverse osmosis.

Old Business

***Tax Exempt Status Update* – There is nothing new to report on the tax exempt status.**

***Shuffleboard Courts:* The cost to redo the courts is as follows: \$2,500.00 for cement and rods only, an additional cost of \$100.00 for wire mesh and an estimated cost of \$300.00 to finish the courts (\$2,900.00 –estimated less \$600.00 in money earmarked for the project). The pad at each end and the strip in the middle will be left. A motion was made by Orville Kuran and seconded by Allen Ramaker and carried to approve the motion. It is hoped that this project will be completed this spring.**

***Activity Director:* Bob Pater stated that Barbara Barbro has been asked to fill the position of Activity Director. Bob Pater made a motion to have Barb fill the position of Activity Director and it was seconded by Allen Ramaker and the motion was carried.**

Over 55 Violation: A letter was delivered by Allen Ramaker and Bob Pater to Santos Espinoza for the over 55 violation. Bob Pater was told that within the week the state will be taking the children. The letter stated that the deadline was 3/10/10. Pat Hyatt asked if there was an emergency plan for the unexpected care of children and that if there was none that we should consider a plan. Allen Ramaker looked up the rules/regulations for over 55. It said that 80% must be over the age of 55 to be in compliance. However, when Palmera Park was set up there is no tolerance for anyone under the age of 55. Pat shared that with someone like Santos who is suffering with cancer that it is unchristian not to have a plan. An emergency situation should be available. She also shared that when her son died that they had to raise a grandson from the age of 10 until he reached the age of 18 years. We should either hire a lawyer to deal with the current situation or change the constitution of our park. Any person of the park can start proceedings on an over 55 violation. It was decided to wait until March 10, 2010 to see if the situation would resolve itself.

New business

Appoint Committees: A new sheet for Board Members and Committees will need to be typed up and posted on the Bulletin Board. The various committees and Ladies are required to report to the Board in writing and to turn in any remaining funds by the April 5th Board meeting.

Park Secretary: Pat Hyatt was elected as Secretary at the February meeting. Her husband Marvin has some health issues and they are leaving for home earlier than planned. Their son is flying in to help on the drive back to Iowa. They hope to go to Mayo Clinic to get a second opinion. Sharron West has agreed to be interim secretary for March and April. Pat will advise Board Members of her decision as secretary at a later date depending on the outcome.

Other:

Park Meetings: Bob Pater would like to have meetings held three times per year (October, December and February).

Purchasing Agent: Orville Kuran presented a letter from Jan Kuran who is resigning her position as purchasing agent effective 2/25/10. She has been doing it for 11 years. He said that Jim and Cathy Starcher have agreed to handle this position. The letter was handed to Allen Ramaker.

A question was asked on what happened with the proceeds from the 50/50 raffle held at the brisket dinner. Barb Barbro reported that it was given to the caller for the square dance demonstration.

The proceeds of the Easter dinner (by Ladies Club) of \$113.00 were given to Orville Kuran.

A former member has requested that when B.Y.O.B. will be present that it be posted on the calendar. Bob Pater suggested "so not to offend anyone" that we not be held to it, but it could be posted on the door windows leading into the hall.

Sunshine was not made aware of Grover Parks hospital stay. They wondered why nothing was done. When anyone is in the hospital whoever knows it should call Mae Smith so that she can respond to in it in a timely fashion.

Joe Barbro drafted a letter of care pledge to old and new park residents as an extension to help the Sunshine committee. An informal committee could be formed (copy attached).

Long Range Plan for Paving around the hall – Joe Barbro has gotten two quotes for paving in various areas of the hall. Quote one was for \$9,500.00 and quote two was for \$15,000.00. This would eliminate the ruts on the grass and would allow more parking. This would include asphalt, removing 8" of top soil, grading and striping. There could be fundraisers to support this project. Gene Peak says that there is a good bed of coleche on the property already.

Other ideas were to have ongoing movie nights and to replace the current TV with a flat screen TV at a cost of \$1,700.00. This would have to come before the Board and would need member approval as it is over \$500.00.

Popcorn machine – Joe and Barb Barbro have purchased a \$600.00 popcorn machine for \$300.00 and inquired if the Board would be interested in purchasing it and selling popcorn for .50 per bag. They stated that Valley Baptist has a machine and makes \$18,000.00 per year selling it one day a week. This will be taken to the Members.

{ Suggestions from the suggestion box – There were two with a similar message. It was that at pancake meals and workers at other meals should not have to pay. }

There has been an interest in playing poker in the pool room with 8 – 10 people. Police Officer Rene Barrientes was contacted by Bob Pater. The officer checked

into it and said "no problem". The Paters, Sadlers and others would like to play poker or Texas Hold 'Em with chips only. The house would not receive any money for the use of the pool room.

Comment was made to members of the Board to keep the changes coming. Bob Pater again stated that there should be three meetings per year (including the Annual meeting in February).

Gene Peak spoke to the Board that they represent all of the members and of the filibuster at the annual meeting. Bob Pater said that this was a matter of opinion.

REPORTS:

Membership – Bob Pater reported that currently there are 100 members. There are 27 that have not joined for various reasons. Last year we had 122 members.

Building & Grounds – The doors and windows have been repaired/painted at a cost of \$140.00. Norm Stenzel, Dave Heimbach, Ed Barth, Joe Barbro and others worked on the hall. The brick work was cleaned and Norm Stenzel lent his pressure washer for the job that included the sidewalks. The fire extinguishers have been brought up to standard and two had to be replaced. We have Pro-Tec from Edinburg that will perform an annual inspection. The utility sink leaks and the osmosis needs repair as previously stated. Ed Barth had a handwritten letter and requested the secretary to type it and mail it to Dave Heimbach and Norman Stenzel.

A motion to adjourn the meeting was made by Joe Barbro and seconded by Ed Barth. The meeting adjourned at 6:50 p.m. The next regular meeting will be November 1, 2010 at 9:00 a.m.

Sharron West, Interim Secretary

REPORTS:

Membership – Bob Pater reported that he will be working on membership and collection of dues.

Building & Grounds – Ed Barth reported that he will be working on getting the fire extinguishers up to date.

A motion to adjourn the meeting was made by Ed Barth and seconded by Allen Ramaker. The meeting adjourned at 6:42 p.m. The next regular meeting will be April 5, 2010 at 5:45 p.m.

Sharron West, Interim Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
April 5, 2010 – 5:45 p.m.**

**Call to Order
Prayer
Members Present –**

Minutes – March 2010

Treasurer's report – March 2010

Outstanding Bills

Old Business

***Tax Exempt Status* - suggest it be tabled until November meeting**

***Shuffleboard Courts:* Update on completion, if available.**

***Over 55 Violation:* Update on Espinoza and possible new violation at Scott's**

***Committees:* Need to check with Sunshine, Pancakes, Senior Citizens Bingo (prior to meeting on April 5) to see if they will continue in this capacity.**

Other:

New Business

***Reports:* Committees and Ladies report to Board in writing and turn in the remaining funds. Activities committee recommend charge for dinners, breakfast, and tentative schedule for next season, etc.**

***Summer Activities:* Report any summer activities. Will hall be open and will reverse osmosis be left connected.**

Other

**Reports – Building & Grounds
Membership**

Next meeting – November 1, 2010 at 5:45 p.m.

PALMERA PARK CORPORATION

BOARD MEETING – April 5, 2010 - 5:45 P.M.

Meeting was called to order by President Allen Ramaker

Prayer was given by Lee West

Members Present – Allen Ramaker, Bob Pater, Orville Kuran, Joe Barbro, Ed Barth and Sharron West, Interim Secretary

Guests: Barbara Barbro, Gene & Joan Peak, Clif Sadler, Norman Stenzel, and Lee West

Minutes – March 2010 Meeting – Motion was made by Orville Kuran, seconded by Bob Pater and carried to approve the minutes as printed.

Treasurer's Report – March 2010 – Motion was made by Joe Barbro, seconded by Bob Pater and carried to accept the Treasurer's report. (copy attached).

Income & Expense: – See Treasurer's Report attached. A CD matured and the current 6 mo. CD rate is only .34% at First National Bank so the Board unanimously agreed to put it in the checking account.

Outstanding Bills: Supplies bill for the hall. Motion was made by Allen Ramaker, seconded by Ed Barth and carried to pay the bill for supplies.

Old Business

***Tax Exempt Status Update* – Sharron West suggested that this item be tabled until the November meeting as there is nothing new to report on the tax exempt status.**

***Shuffleboard Courts:* The cement has been poured. Norm Stenzel said that Trails End in Weslaco refinished some shuffleboard courts last summer and they are in tournament condition. Orville asked the cost and Norm and Allen will contact the folks that did the work. Allen Ramaker and Norm Stenzel will pay a visit to review the work done at Trails End. The sand that is needed will come from San Antonio. Top soil is also needed and Joe Barbro will look into this.**

***Over 55 Violation:* Brad Shields, Atty. has been contacted to handle the violation for Espinoza. We do not know the cost but Allen and Bob will see the attorney by the end of next week. There is also another possible violation on Retama at**

Scott's. Bob Pater has talked with Dee Scott and was told that Grady was coming back there to live and is homeless and she needs help from her son, Damien. Grady says that Damien is 31 years old. A doctor's order would be required but Bob was told that they have no intention of getting this order.

In discussion on past issues it was said that there are two lawyers who will not deal with Palmera Heights Park as there is too much controversy.

Gene Peak said that at an all park meeting that there is money set aside in the event of possible litigation. In 2004 the Corporation pursued a home owners association (see attached minutes from 1/27/2004). Up to \$500 could be expended from corporate funds without member approval vs. litigation money set aside for this purpose.

In event that litigation happens the monies expended could be repaid and we would need to have this understanding with the attorney. Thanks was given to Gene for his help and input.

Committees: The committees have been finalized and will be posted on the Bulletin Board at the hall. Mae Smith will handle Sunshine, Jim & Cathy Starcher will handle pancakes and Gene & Joan Peak and Garvey and Janice Hess will handle the Senior Citizens Bingo.

New business

Reports: Committes and Ladies report are due to the Board by the end of April. The ladies club will turn in any remaining funds after the 4/6/10 meeting. It was emphasized that any ladies money should be given to the Ladies treasurer who will give it to the treasurer of the Corporation. Sunshine report and Secretary's report has been turned in and is in the Secretary's book. An Activity report was not available due to the transition of directors.

Summer Activities: The hall will be open this summer for activities such as cook-outs and get-togethers. The reverse osmosis is broken and will be fixed in the fall.

Other:

Board Meeting time change: After a brief discussion it was decided to move the meeting time to 9 a.m. on the first Monday of the month. Motion was made by Allen Ramaker, seconded by Ed Barth and the motion was carried.

A question was asked on what happened with the proceeds from the 50/50 raffle held at the brisket dinner. Barb Barbro reported that it was given to the caller for the square dance demonstration.

The proceeds of the Easter dinner (by Ladies Club) of \$113.00 were given to Orville Kuran.

A former member has requested that when B.Y.O.B. will be present that it be posted on the calendar. Bob Pater suggested "so not to offend anyone" that we not be held to it, but it could be posted on the door windows leading into the hall.

Sunshine was not made aware of Grover Parks hospital stay. They wondered why nothing was done. When anyone is in the hospital whoever knows it should call Mae Smith so that she can respond to in it in a timely fashion.

Joe Barbro drafted a letter of care pledge to old and new park residents as an extension to help the Sunshine committee. An informal committee could be formed (copy attached).

Long Range Plan for Paving around the hall – Joe Barbro has gotten two quotes for paving in various areas of the hall. Quote one was for \$9,500.00 and quote two was for \$15,000.00. This would eliminate the ruts on the grass and would allow more parking. This would include asphalt, removing 8" of top soil, grading and striping. There could be fundraisers to support this project. Gene Peak says that there is a good bed of coleche on the property already.

Other ideas were to have ongoing movie nights and to replace the current TV with a flat screen TV at a cost of \$1,700.00. This would have to come before the Board and would need member approval as it is over \$500.00.

Popcorn machine – Joe and Barb Barbro have purchased a \$600.00 popcorn machine for \$300.00 and inquired if the Board would be interested in purchasing it and selling popcorn for .50 per bag. They stated that Valley Baptist has a machine and makes \$18,000.00 per year selling it one day a week. This will be taken to the Members.

Suggestions from the suggestion box – There were two with a similar message. It was that at pancake meals and workers at other meals should not have to pay.

There has been an interest in playing poker in the pool room with 8 – 10 people. Police Officer Rene Barrientes was contacted by Bob Pater. The officer checked

into it and said "no problem". The Paters, Sadlers and others would like to play poker or Texas Hold 'Em with chips only. The house would not receive any money for the use of the pool room.

Comment was made to members of the Board to keep the changes coming. Bob Pater again stated that there should be three meetings per year (including the Annual meeting in February).

Gene Peak spoke to the Board that they represent all of the members and of the filibuster at the annual meeting. Bob Pater said that this was a matter of opinion.

REPORTS:

Membership – Bob Pater reported that currently there are 100 members. There are 27 that have not joined for various reasons. Last year we had 122 members.

Building & Grounds – The doors and windows have been repaired/painted at a cost of \$140.00. Norm Stenzel, Dave Heimbach, Ed Barth, Joe Barbro and others worked on the hall. The brick work was cleaned and Norm Stenzel lent his pressure washer for the job that included the sidewalks. The fire extinguishers have been brought up to standard and two had to be replaced. We have Pro-Tec from Edinburg that will perform an annual inspection. The utility sink leaks and the osmosis needs repair as previously stated. Ed Barth had a handwritten letter and requested the secretary to type it and mail it to Dave Heimbach and Norman Stenzel.

A motion to adjourn the meeting was made by Joe Barbro and seconded by Ed Barth. The meeting adjourned at 6:50 p.m. The next regular meeting will be November 1, 2010 at 9:00 a.m.

Sharron West, Interim Secretary

*Pop Corn
machine*

PALMERA PARKS CORPORATI ON

**SPECIAL MEETING - OCTOBER 29, 2010-9:00 A.M.
OCTOBER 29, 2010**

Meeting was called to order by vice-president Bob Pater

**Members Present - Bob Pater, Orville Kuran, Joe Barbro and
Pat Hyatt**

Also Present Palmera Members per attached sheet.

Minutes...No Prior Minutes read.

**Treasurer Report-No written report given, Orville report verily
Upon request.**

Income & Expense-No report given.

Outstanding bills-No report given.

Meeting Opened by Bob Pater with a report on the shuffle board status.
Explaining that the plan for completion of the shuffle board was not going
to happen and that to enable the completion he was requesting permission to
spend approximately \$900.00 to hire a construction firm to complete the
job.

Joann Peak ask the question do we have the money? Orville Kuran
.treasurer replied that the general fund had a current balance of \$9,788.75 at
the present time. This does not included the reserve of the CD. Also replied
the club was solvent. Motion was made by BJ to finish the shuffle board
court and seconded by Wes.

OTHER BUSINESS:

Joe Barbro said he and his wife Barb purchased a Pop Corn Machine and
use in the park for non profit. If they were interested. It was discussed
about eating the pop corn in the hall and their was concern as to who would
clean up. Joe mentioned it would be cleaned up as his wife has scheduled a
clean up crew. Next concern was where to put the pop corn machine. It was
viewed it was on wheels.

Mr. Peak made a motion that we do not accept the pop corn machine. This was seconded by Jr.

Motion as follows: How many are in favor of rejecting the pop corn machine.

11 votes rejecting

11 votes wanted to take the machine.

Vice President Bob Pater voted to take the machine to break the tie.

Joe Barbro requested that a new Flat Screen TV and DVD be purchased for the hall. Which would be for exercise classes, super-bowl parties etc. He was not sure of a price but thought somewhere around \$1,700.00. Wes suggested to get some figures and go for donations. Vice Pres. Bob Pater stated we needed solid prices and said to put it on hold.

Joe Barbro stated the cost for new parking around the hall to be on the up side of \$10,000.00 to \$15,000.00. No discussion on this matter.

It was brought up that the refrigerator could not be fixed and was junked.

Joann Peak made a motion to buy a new refrigerator under \$500.00.

Seconded by Wes. It stated no ice maker need 18 to 20 cubic ft. just a plain jane refrigerator. Past by unanimous vote.

It was brought up that next Wednesday will be the first Wednesday for pancakes. They need people to help. It takes five (5) people. Please sign up. Joann Peak said she was issuing a flyer to be given to everyone in the park about the up coming beginning of Bingo and Pan Cakes.

BJ brought up that the pop should be reduced back to 50 cents per can. It had been raised to 75 cents. Motion was made to reduce the cost to 50 cents per can. Passed unanimous.

It was also noted that Price Perrin will be 85 years old on November 2, 2010. Please remember him with a card as he is in the hospital.

Bill Osborne thanked everyone for their prayers and cards when his wife passed away.

Request was made to make room on the bulletin board for advertisements can be seen better. Joann Peak said that if the board moved some of their

**PALMERA PARK COPORATION
SPECIAL MEETING**

**FRIDAY, OCTOBER 29, 2010
9:00 A.M.
(IMMEDIATELY FOLLOWING GABFEST)**

**ALL MEMBERS ARE ENCOURAGED TO ATTEND THIS SPECIAL MEETING. THE
PURPOSE IS TO DISCUSS THE COMPLETION OF THE SHUFFLE BOARD COURTS
AND
ANY OTHER ITEMS.**

**YOUR INPUT ON THE DECISIONS MADE FOR OUR CLUBHOUSE AND GROUNDS IS
APPRECIATED.**

THANK YOU, THE BOARD OF PALMERA PARK CORPORATION

PALMERA PARKS CORPORATION

BOARD OF DIRECTORS

AGENDA

NOVEMBER 1, 2010 ---9:00 A.M.

CALL TO ORDER

PRAYER

MEMBERS PRESENT

MINUTES - APRIL 5, 2010

TREASURER'S report April 2010

OUTSTANDING BILLS

OLD BUSINESS

Tax Exempt Status

OTHER:

NEW BUSINESS:

PER REQUEST OF JOAN PEAK

ITEM 1. OUTSIDE BULLETIN BOARD ON CORNER NEED TO BE PAINTED AND IF MAP OF PARK WILL CONTINUE, THE MAP NEEDS TO BE REDONE. BUSHES ON EACH SIDE KEEP ANYONE FROM SEEING THE BOARD.

ITEM #2 *done*

SMALL TABLES - THE TABLE BEING USED BY THE REFRIGERATOR NEEDS TO BE USED FOR PANCAKES AND ALSO DURING THE CHRISTMAS SEASON FOR THE NATIVITY SET. (This has been resolved as it has been returned to Hyatt's)

ITEM #3 *ok done*

A SMALL TABLE IS NEEDED IN THE SOUTH EAST CORNER TO HOLD THE BOX CONTAINING THE PARK CALENDARS AND AT CHRISTMAS IT WOULD BE USED FOR THE CHRISTMAS VILLAGE. WE HAVE USED CARD TABLES AND THEY ARE NOT STURDY AND ARE TOO LARGE.

ITEM#4 *Barth & John Check on it.*
SINK IN STORAGE AREA AND POSSIBLY A GARBAGE DISPOSER

ITEM #5 *ok done*
NORTH OUTSIDE LIGHT IS NOT FUNCTIONING.

OTHER:

REPORTS:
BUILDING AND GROUNDS
MEMBERSHIP

NEXT MEETING DECEMBER 6, 2010

place
on Agenda

To: Palmera Park Corporation

October 29, 2010

Items I would like addressed by the Board.

1. Outside bulletin board on corner – Needs to be painted and if map of park will continue, the map needs to be redone. Bushes on each side keep anyone from seeing the board.
2. Small tables – the table being used for the refrigerator needs to be used for pancakes and also during the Christmas season for the Nativity Set.

A small table is needed in the South East corner to hold the box
Containing the park calendars and at Christmas it would be used
For the Christmas Village.

We have used card tables and they are not sturdy and too large.

3. Sink in Storage area and possibly a garbage disposer.
4. North outside light is not functioning.

Joann
Leak

Palmera Heights Special meeting, November 4, 2010

The Palmera Heights Corp held a special meeting after the 25% members as requested for the sole purpose to nominate, or volunteer for replacements on the board due to resignations.

The meeting was called to order by acting President Orville Kuran at 6:00pm. The Pledge of Allegiance was recited and a Prayer was given by Lee West.

Orville Kuran ask if there were any volunteers, or nominations to be made to fill board positions to run until the annual meeting held in February.

Barbara Barbro made a nomination for Clyde Wood. A second was made by Charles Slife, He accepted the nomination, all in favor raised their hands, there were no objections.

Gene Peak made a nomination for Linda Davis, a second by JoAn Peak. She accepted the nomination, all in favor raised their hands, there were no objections.

Linda Davis nominated Janice Hess, a second made by Opal Wood. She accepted the nomination. All in favor raised their hands, there were no objections.

A motion was made by Barbara Barbro to cease the nominations and accept the three that were nominated, a second was made by Joe Barbro. There was no more discussion.

Gene Peak made a motion to adjourn the meeting, a second by Bernard Towne, the meeting was adjourned.

Respectfully submitted



Barbara Barbro

Standing in until a new secretary was installed.

PALMERA HEIGHTS PARK CORPORATION

A special meeting of the Palmera Heights Park Corporation was held November 4th 2010, to elect new board members. Following the meeting, the board members met to determine the positions the newly elected officers would hold.

The newly elected officers will serve until February 2011 annual election. The officers are as follows:

Clyde Wood, President

Joe Barbro, Vice President

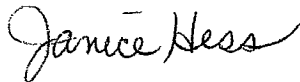
Janice Hess, Secretary

Orville Kuran, Treasurer

Linda Davis, Building and Grounds

Ed Barth, Building and Grounds

Respectfully submitted,

A handwritten signature in cursive script that reads "Janice Hess".

Janice Hess, Secretary

**PALMERA PARK CORPORATION
BOARD OF DIRECTORS
AGENDA
December 6, 2010 – 9:00 a.m.**

Call to Order

Prayer

Members Present –

Minutes – April 2010

Treasurer's report – April – November 2010

Outstanding Bills ? O.K.

Old Business

Tax Exempt Status - O.K. suggest it be tabled until December meeting

Shuffleboard Courts: Update on completion. O.K.

Over 55 Violation: Update possible new violation at Scott's

Paving Parking Areas Around the Hall: Update — check

Popcorn Machine: Update ?

General Meeting: Times to be held, fall, winter, etc. — one meeting per year

Refrigerator Purchase: Update O.K.

Other: Paint Ballroom Hall ? Barth.

New Business

Appoint Nominating Committee: One director and two from general membership and report back at the January meeting. Barth - find people -

Appoint Director: To review Constitution and By-Laws along with two members from — general membership. wood & 2 to help

Review Policies: Done by the Board. O.K. —

PALMERA PARK CORPORATION

BOARD MEETING – December 6, 2010 – 9:00 A.M.

Meeting was called to order by President Clyde Wood

Members Present –Clyde Wood, Orville Kuran, Ed Barth and Janice Hess

Minutes – April 2010 Meeting – Motion was made by Orville Kuran, seconded by Ed Barth to accept the minutes approved as read and they were accepted. November Board Meeting was not held due to not having a quorum.

Treasurer's Report –November 2010 –Report was given by Orville Kuran and was accepted. (copy attached).

Income & Expense: – See Treasurer's Report attached.

Outstanding Bills: City taxes will be paid at the end of January when due.

Old Business

***Tax Exempt Status Update.* – This will remain as it is currently perceived.**

***Shuffleboard Courts:* They are now completed at a total cost of \$3520.00**

***Over 55 Violation:* The possible violation on Retama was discussed. It is the board's understanding that Damian Scott has a residence outside the park.**

***Paving around the Hall:* Clyde Wood said he would get prices for caliche for possible adding that to the east side of the shuffleboard courts, since the paving was not approved.**

***Popcorn Machine:* No one was present to give this status.**

***General Meeting:* The board voted that one General meeting a year is adequate. If needed, one may ask to come to Board meeting for a specific cause, and special meetings may be called if warranted.**

Refrigerator Purchase: A new Frigidaire 20.5 cu. ft. refrigerator was purchased for \$451.27.

New business.

Nominating Committee: Ed Barth was appointed as director and will choose 2 members to serve with him to find willing candidates for 3 -2 year terms and 1 -1 year term to hold board position. They will report back in January meeting.

X **Review Constitution:** Clyde Wood was appointed as director and will choose 2 members to serve with him to review Constitution and By-Laws.

Annual Inspection: Ladies Club will need to call Cameron Co. Health Dept. for Annual Inspection.

Sam's club renewal: Jim and Kathy Starcher, purchasers, will do this.

CD Renewal: The \$10,000. CD comes due 12-09-10. The Treasurer will renew it for a 12 month term at First National Bank in La Feria.

Suggestion Box: The two similar messages regarding the paying of volunteer meals was discussed and decided that all workers will pay for their meals. Their services are being volunteered.

Suggestions from Joan Peak update: The bulletin board outside, and the sink in the storage room will be looked into by Building and Grounds. The tables are taken care of , and the outdoor light on the north side of Hall has been replaced by C. E. Sliffe and John Davis.

Reports: Building and Grounds : Orville reported that the reverse osmosis system has been repaired.

The board voted to have John Davis install tile on kitchen backsplash.

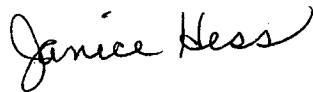
Orville will submit a \$100 check advance to Linda Davis for Building and Grounds Expenses.

Ed suggested talking to David Heimbach regarding painting of the Hall exterior with other volunteer help. He will report back to board members individually, so that work might be started on soon.

Next meeting will be January 3, 2011 at 9:00 a.m.

A motion to adjourn was made by Orville and was seconded by Ed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Janice Hess".

**Janice Hess
Secretary**