

PALMERA HEIGHTS CORPORATION  
MINUTES  
JANUARY 6 ,2014  
6:00 P.M.

Meeting was called to order by President Richard Smith.

Prayer was given by Gene Peak.

Members present were Richard Smith, Don Starcher, Gene Peak, Cathy Starcher, Barb Brown and Ron Clardy. Guest was Margie Starcher.

Minutes to the December 2<sup>nd</sup> meeting were read. Motion to accept minutes as read was made by Don Starcher and seconded by Gene Peak. All approved.

Treasurer's Report was given by Cathy Starcher with an ending balance as of December 31, 2013, of \$12,890.05. Motion to accept treasurer's report was made by Don Starcher and seconded by Barb Brown. All approved.

Outstanding bill was \$104.99 for toner for the copy machine. Motion to pay this bill was made by Gene Peak and seconded by Don Starcher. All approved.

Gene Peak and Ron Clardy of Building and Grounds had no report at this time by due to the inclement weather we have been having.

Margie Starcher reported all activities are good.

Don Starcher reported on membership and is still collecting information.

Regarding the 55 and over issue regarding Montemayer, no information has been received from Attorney Julie Ezell at this time. Gene Peak will be contacting the attorney for information.

Due to the weather nothing has progressed with the trash enclosure.

March 1, 2014, has been scheduled for the park wide garage sale as per Jan Kuran.

BBQ Cook Off is proceeding nicely. Have 6 teams signed up for event. Flyers will be distributed. Tickets are being sold with a cost of \$8.00 for meal. Event takes place January 18<sup>th</sup> with meal service to begin at 5:00 p.m.

Occupancy report for January 31, 2014 is being completed.

Nominating Committee (Janice Hess, George Hansen & Ron Clardy) submitted the following names Richard Smith, Ron Clardy and Barb Brown to be elected and the February 10<sup>th</sup> meeting.

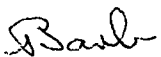
Constitution and ByLaws Committee is Joann Peak, Vicki Swartz and Ron Clardy.

Annual Meeting is set for Monday, February 10, 2014 at 7:00 p.m. at the Hall.

Next board meeting is February 3, 2014 at 6:00 p.m.

Motion to adjourn was made by Don Starcher and seconded by Cathy Starcher. All approved.

Respectfully submitted,



Barb Brown  
Secretary

**PALMERA HEIGHTS PARK**  
**RABB ROAD**  
**BAR – B – CUE COOK OFF**

**Fund Raiser**



**Fund Raiser**

**Bar – B – Cue Plates**  
**\$8.00 per plate**

**Eat in or Carry Out**

**Saturday**  
**January 18, 2014**  
**5:00 p.m.**

**Public Welcome**

PALMERA HEIGHTS CORPORATION  
MINUTES  
JANUARY 6 ,2014  
6:00 P.M.

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Prayer was given by Gene Peak.

Members present were Richard Smith, Don Starcher, Gene Peak, Cathy Starcher, Barb Brown and Ron Clardy. Guest was Margie Starcher.

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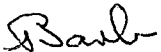
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Motion to adjourn was made by Don Starcher and seconded by Cathy Starcher.  
All approved.

Respectfully submitted,



Barb Brown  
Secretary

Barb

To Palmera Park Corporation Board of Directors

January 15, 2014

From Constitution & By Laws Committee – Joann Peak, Ron Clardy and Vicki Swartz

Attached are the recommended changes to the Constitution and Bylaws:

Also the Committee would like the Annual Meeting to appoint a Committee to investigate with an Attorney the requirements and etc. that would have to be done to make changes to the Covenants of the Palmera Heights Park.

Another suggestion from the Committee was to have a Newsletter given to all Park Residents about the events and etc. in Palmera Heights Park. This possible Newsletter should be open to discussion of the members of Palmera Park Corporation. If it is wanted then someone needs to do it.

None wanted

A suggestion was made by a member that a letter could be sent to all Park Residents during February outlining activities for the year and encouraging everyone to support the Park by joining the Corporation.

Joann Peak, Ron Clardy, Board Rep., Vicki Swartz

Joann Moten  
specificity  
Committee is 1  
relax next week

And Blam - postpone those - see week - 9 ok  
discuss - Marzi Stahl - committee to look @ covenants  
notice - create a committee to see what changes  
need to be made & brought to John Hansen and  
membership - all app

Joann Stanke - legality  
George Hansen - grandfather

Don Stanke - idea not to spend a  
lot of money - committee to see  
what to do before contacting lawyer

Palmera Heights Corporation  
Special Meeting  
February 1, 2014

A special meeting of the Palmera Heights Board was held on Friday, February 1, 2014 at 8:30 a.m. The meeting was called to order by President Richard Smith. Members present were Richard Smith, Don Starcher, Gene Peak, Ron Clardy, Cathy Starcher and Barb Brown.

The meeting was called to buy ceiling tile for the hall before February 3<sup>rd</sup> due to a 3% increase of cost if purchased on or after the 3<sup>rd</sup>. The current cost is \$1068. After February 3<sup>rd</sup> is \$1129. Savings amounts to \$61.

The tile is a 5/8" accoustical tile to cover a 60' x 40' area which is 25 cases or 300 tiles. This covers all areas of the hall except the pool table area. Discussion was held regarding installation. Suggest checking into having it installed by others. Cost of a scaffolding is \$100 down and \$104.73/week. Removing the old tiles and insulation is a tremendous undertaking due to the cleanup of the old insulation. Old tiles have been requested by others for a donation to the hall. Also, grids need painting.

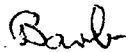
In regard to the lighting, there are 22 lights in the hall. Suggest we contact a lighting expert to determine cost and efficiency of new lights. Lawrence Electric was one company to contact.

To date we have a total \$2063.76 toward ceiling tile. Additional sale of cookbooks will also go to the ceiling tile repairs.

A motion to go ahead and purchase the ceiling tiles now and get a committee to check on lighting painting and insulation prices and present to the membership by Don Starcher. Gene Peak seconded and all approved.

Motion to adjourn was made by Don Starcher and seconded by Cathy Starcher. All approved.

Respectfully submitted,



Barb Brown  
Secretary

**PALMERA HEIGHTS CORPORATION  
BOARD MEETING  
AGENDA  
February 3, 2014**

**Call to Order**

**Prayer**

**Members Present**

**Minutes of January 6, 2014**

**Treasurer's Report**

**Outstanding Bills**

**Treasurer Annual Financial Report**

**Proposed Budget**

**Building & Grounds**

**Membership**

**Occupancy Report**

**Constitution & By Laws Committee – JoAnn Peak**

**Nominating Committee**

**Old Business:**

CD Renewal

Over 55 Violations (Montemayor)

BBQ CookOff

Activities

**New Business:**

Annual Meeting: February 10, 2014, 7:00 pm

**Next Meeting March 3, 2014, 6:00 pm**

**Adjourn**



PALMERA HEIGHTS CORPORATION  
MINUTES  
FEBRUARY 3, 2014  
6:00 P.M.

Meeting called to order by President Richard Smith.

Prayer was given by Richard Smith.

Members present were: Richard Smith, Gene Peak, Ron Clardy, Cathy Starcher and Barb Brown. Guest was JoAnn Peak.

Minutes of the January 6, 2014, meeting were read. Motion to accept minutes as read by Gene Peak and seconded by Cathy Starcher. All approved.

Treasurers's report was given by Cathy Starcher. Ending balance as of January 31, 2014, was \$17,479.92. Motion to accept treasurer's report was made by Gene Peak and seconded by Barb Brown. All approved.

Outstanding bills totaled \$1,565.31 which included pancake, adm, hall and ceiling tile expenses. Motion to pay these bills was made by Barb Brown and seconded by Cathy Starcher. All approved.

Proposed budget was discussed and prepared for presentation to membership at February 10<sup>th</sup> meeting.

Gene Peak and Ron Clardy of building and grounds reported that the ceiling tile has been purchased and is currently stored. Installation of the tiles which includes renting scaffolding and painting the grids will be done the week of March 20<sup>th</sup> thru 23<sup>rd</sup>. Board approved the closing of the hall during this time.

No membership report at this time due to absence of Don Starcher.

Barb Brown reported the occupancy report is completed stating 156 lots and 109 occupied.

JoAnn Peak of Constitution & By Laws Committee reported the committees requests to be presented at the February 10<sup>th</sup> meeting of: 1) appoint committee with an attorney to review the covenant and 2) have a newsletter once a year to all park residents including proposed events and activities for the year.

Also changes to Article 5, Article 10 and Article 11. See attached! These will be discussed at the February 10<sup>th</sup> meeting.

Nominations for the 2014-15 board vacancies are: Ron Clardy, Bob Hobson and Barb Brown. Vote will be done at the February 10<sup>th</sup> meeting by the membership.

Auditing Committee will consist of Orville Kuran, John Myler and one more member to be announced.

CD renewal is automatic. No action needed.

Over 55 violation – Attorney Julie Ezell sent letter to Montemayor regarding violation. Waiting for response from Montemayor.

Gene Peak reported that the BBQ Cookoff was a great success. Profiting \$846 dollars. Sold 114 meals and 53 carryouts. Had 6 teams. Fun was had by all.

No activities report made due to absence of Margie Starcher.

Next meeting March 3, 2014 at 6:00 p.m.

Motion to adjourn at 7:00 p.m. made by Gene Peak and seconded by Cathy Starcher. All approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Barb", written in black ink.

Barb Brown  
Secretary

PALMERA HEIGHTS CORPORATION

MINUTES

FEBRUARY 10, 2014

7:00 P.M.

Meeting was called to order by President Richard Smith.

Prayer was given by Charlie Sliffe.

President Richard Smith led the membership of 55 in the pledge of allegiance.

Minutes of the February 11, 2013 annual meeting was read by Barb Brown. Note: Secretary, Barb Brown, read the minutes of February 4, 2013 in error. Correction to the February 11<sup>th</sup> minutes corrected Ron Newport to Roger Newport. Motion to accept minutes by Helen Clardy and seconded by Bob Brown. All approved.

Treasurer's Report was given by Cathy Starcher with an ending balance as of January 31, 2014 of \$17,479.92. Also reported \$1030 is designated to be added to the Contingency Fund CD of \$8,541.02. Janice Hess stated that the contingency fund is for legal expenses for the 55 and over covenant and that \$10 of the \$50 membership goes to this fund. Jane Haines asked if the 8,541.02 was part of the \$17,478.92. Board stated no it is not. Motion to accept the treasurer's report by Barb Brown and seconded by Jane Haines. All approved.

2014-15 Budget Proposal was made by Cathy Starcher showing a balanced budget of \$12,278.00. (See attached). Darlene Mawhenney asked why the water bill expense was budgeted much lower than before. Cathy Starcher reported the difference was due to a water leak in the hall. Motion to accept proposed budget by Orville Kuran and seconded by Bob Brown. All approved.

February 10, 2014 – Board Meeting

Immediately following this meeting the new board met and selected the following positions:

Don Starcher, President; Gene Peak, Vice President; Barb Brown, Secretary; Cathy Starcher; treasurer; Ron Clardy, Building & Grounds; and Bob Hobson, Building & Grounds.

Note: Bob Hobson who is in Minnesota at this time was contacted by phone.

Also, Cathy Starcher and Don Starcher stated that Ida Blake requested a letter be written giving permission to place a rv on her extra lot. This letter will be written and given to Don Starcher to give to her. A meeting with her at a later date will be made at that time.

Meeting adjourned.

Palmera Heights Park  
LaFeria, TX 78559  
February 10, 2014

**TO WHOM IT MAY CONCERN:**

The Board of Directors of the Palmera Heights Park, in accordance with the Palmera Heights Covenant as being a 55 and older park, is writing this letter to give permission to Ida Blake to place a recreational vehicle on her empty lot #28 located at 1213 South Palmera Heights.

Sincerely,

Don Starcher  
President

cc: Gene Peak, Vice President  
Barb Brown, Secretary  
Cathy Starcher, Treasurer  
Ron Clardy, Building & Grounds  
Bob Hobson, Building & Grounds

DS/bb

**PALMERA PARK CORPORATION  
ANNUAL MEETING – AGENDA  
February 10, 2014- 7:00 p.m.**

**Call to Order**

**Prayer**

**Pledge of Allegiance**

**Minutes of February <sup>9 2013</sup> 3, 2014**

**Treasurer's Report**

**Activities Chairman Report**

**2014/2015 Budget Proposal**

*Membership*  
**Occupancy Verification Report**

**Building and Grounds Report**

**Audit Report Committee – Orville Kuran, John <sup>Davis</sup> ~~Myler~~**  
**& \_\_\_\_\_**

**Nominating Committee – Janice Hess, George Hansen, and Ron Clardy**

**-Presents Nominees Names (Bob Hobson, Ron Clardy and Barb Brown)**

**-President - Asks for any nominations from the floor**

**Thank you's to outgoing officers**

**Bylaws and Constitution Committee – JoAnn Peak, Vicki Swartz &  
Ron Clardy  
-Present recommendations**

**New Business**

**Announcements**

**Closing comments**

**Next Annual Meeting second Monday night in February 9, 2015**

**Adjourn**

**Board Members to meet and appoint offices following annual  
meeting**

Don Starcher, membership chairman, reported that to date we have 104 members and 18 associate members with 4 or 5 more anticipated to join. Motion made by Lee West to accept membership report and seconded by Janice Lutz. All approved.

Occupancy Report was given by Barb Brown stating a total of 156 lots with 108 occupied showing an increase of 3 from 2013. Motion to accept occupancy report made by Roger Newport and seconded by Janice Hess. All approved.

Margie Starcher, Activities Director, reported all is going fine except for the monthly calendar. Due to things being added after the printing of the calendar notices are being placed on the bulletin board. Margie announced her resignation as Activities Director effective April 1, 2014. Janice Lutz will be the new activities director with Margie Starcher assisting.

Ron Clardy of Building & Grounds thanked all for putting chairs up. Gene Peak complimented Ron on doing a great job. Saying he's at the Hall at 4 a.m. to clean and set up. Gerald Blair jokingly said maybe Gene should be called at 4 a.m. Jo Ann Peak said please no. Helen Clardy approved and an extra kiss was suggested for Ron.

Auditing Committee consisting of Orville Kuran, John Davis and Linda Lett found all papers to be in perfect order.

Nominating Committee consisting of Janice Hess, George Hansen and Ron Clardy presented the following nominees: Bob Hobson, Ron Clardy and Barb Brown. President Smith asked for any nominations from the floor. JoAnn Peak made motion to cease nominations and George Hansen seconded. JoAnn Peak motioned to accept the presented nominations. Sharron West seconded and all accepted.



Outgoing officers were thanked for their service and the incoming officers were welcomed by all.

Bylaws & Constitution Committee consisting of JoAnn Peak, Vicki Swartz and Ron Clardy presented the following changes:

Article 5: Special Meetings add 10 days prior notice

Article 10: Committees add Ladies, add constitution to by-laws and add membership committee

Article 11: Corporation Building and Grounds change to: Any replacement of existing items or improvements shall be replaced as long as funds are available and approved the by Board of Directors. Any new purchases or improvement amounting to over \$500 shall be brought to a meeting of the Corporation membership and require 60% vote of those in attendance for approval.

Motion to accept changes to by-laws was made by JoAnn Peak and seconded by Bob Brown. All approved.

New Business:

- 1) JoAnn Peak, chairman of Constitution & By-Laws committee requested a committee be appointed to investigate the covenants of Palmera Heights Park to make any necessary corrections or changes needed consisting of members and an attorney. Gerald Blair motioned to postpone until next year. Motion was seconded by Lee West. A vote of the membership was taken with 9 voting to postpone and 29 to not postpone. After a lot of discussion regarding legality, cost of an attorney, grandfathering, note that when Palmera Heights was developed it was not in the city limits of LaFeria . Janice Metzger expressed concern of delaying the forming of this committee until next February's meeting and was assured by Richard Smith that a committee consisting of 3 to 5

members would be selected next week a committee and information would be presented at a special meeting. Don Starcher stated the idea is not to spend a lot of money for an attorney but to have the committee see what may or may not need to be changed. A motion was made by Margie Starcher to create a committee to just investigate the covenants and present these findings to the membership at a special meeting to be made later. The motion was seconded by John Haines. All approved.

- 2) Suggestion to create a letter to be given to all park residents outlining activities for the year and encouraging everyone to support the park by joining was voted down by the membership.
- 3) Roger Newport made a motion to make the Hall and Hall property alcohol free. Arnold Lance seconded and Gerald Blair made a third. A paper vote was taken. Janice Lutz stated that it was sad that something like this could cause a loss of membership or an increase. Suggested if any issues with alcohol causing a problem at events anyone on the board or the membership could ask the offender to leave. Counting committee consisted of Darlene Mawhenney, Janice Lutz and Ed Barth. The final vote came with 15 wanting the Hall to be alcohol free and 35 voted to allow alcohol. Motion failed.
- 4) Margie Starcher made a suggestion for a new stove for the hall. She located one from Lowe's for \$988. It is an electric 30", double oven, glass top, 5 burners, made in USA and will fit in the current counter. JoAnn Peak asked if we had enough money to spend. Cathy Starcher reported yes we have enough. Darlene Mawhenney made a motion to purchase the new stove. Janice Lutz seconded. A motion was then made by Bob Brown to purchase the \$988 stove from Lowe's and seconded by Jim

Swartz. All approved. Note: this cost does not include tax exempt or possible use of military discount.

A motion by Barb Brown was to put the old stove in the Garage Sale on March 1st. This was seconded by Vicki Swartz. All approved.

- 5) Gene Peak reported on the ceiling tile and lights for the hall. Monies from cookbook sales and the BBQ cookoff were slated for these repairs which currently totals \$2,063.76. Ceiling tiles have been purchased at a cost of \$1068. Costs of installation by others after we remove the lights, speakers, and ceiling fans is \$2900. Replacing 22 lights at \$46.80 each (cost if buying 12 or more) for a total cost of \$1029.60. Installation of lights by others (includes new ballist and 4 bulbs per light) is \$1500. Cost of paint for grids has not been determined. Gene Peak did purchase scaffolding from Harbor Freight in the amount of \$179. Orville Kuran made a motion to proceed with ceiling tiles and lights. Arnold Lance seconded and Darlene Mawhenney third. All approved. The Hall will be closed March 20 thru 23 for these repairs.
- 6) Lee West asked about the possibility of lowering our electricity costs since his costs per kilowatt was 13 cents and the hall was 31 cents. Gene Peak said the problem is the Hall is classified as commercial and Lee's is residential. Richard Smith also concurred with this statement.
- 7) Gene Peak reported on the Montemayor 55 and over issue saying the deadline for response is January 13 and that the judicial system is slow.

8) Gene Peak also stated that Mr. Matias Montemayor was taken by ambulance this evening and that Mr. Santos Espinoza is in poor health. Lee West led the membership in a prayer for these gentlemen.

**Announcements:**

JoAnn Peak announced the raffle tickets are on sale for Friday night. Money needs to be turned in at the ladies meeting tomorrow.

Gene Peak announced tickets for the Valentine dinner is still available.

**Closing comments:**

Janice Lutz thanked Margie Starcher for doing a great job as activities director. JoAnn Peak thanked outgoing President Richard Smith for his service.

Next annual meeting will be held on February 9, 2015 at 7:00 p.m.

Orville Kuran made a motion to adjourn and was seconded by George Hansen. All Approved. Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Barb Brown  
Secretary

PALMERA PARK CORPORATION  
MARCH, 2014

BOARD OF DIRECTORS  
2014-15

President	Don Starcher	913-208-1019
Vice President	Gene Peak	816-914-2140
Secretary	Barb Brown	816-617-2886
Treasurer	Cathy Starcher	913-449-1564
Building & Grounds	Ron Clardy	618-973-6511
Building & Grounds	Bob Hobson	612-910-0316

COMMITTEES  
2014-15

Purchasing Agent	Cathy & Jim Starcher	913-449-1564
Activities	Janice Lutz Margie Starcher, Ass't	308-202-1019 913-208-1018
Membership	Gene Peak Ass't – Richard Smith	816-914-2140 956-357-4817
Sunshine	Mae Smith Jan Kuran	956-357-4817 913-626-0585
Pancakes	Cathy & Jim Starcher	913-449-1564
Kitchen/Ladies	Cathy Starcher, President Marilyn Knoll, Vice President Jan Kuran, Secretary Sharron West, Treasurer	913-449-1564 913-645-3349 913-626-0585 802-373-5232
Bingo	JoAn & Gene Peak	816-914-2140
Directory	Sharron West	802-373-5232
By-Laws (2014-15)	To Be Selected	
Auditing (2014-15)	To Be Selected	
Nominating (2014-15)	To Be Selected <i>Don Starcher</i>	
Covenants	Bob Lutz. Jim & Vicki Swartz. John & Gracie Mvler	

PALMERA HEIGHTS CORPORATION

MINUTES

March 3, 2014

6:00 p.m.

The meeting was called to order by President Don Starcher.

Prayer was given by Don Starcher.

Members present were Don Starcher, Gene Peak, Bob Hobson, Barb Brown, Cathy Starcher and Ron Clardy. Guest was Margie Starcher.

Treasurer's report was given by Cathy Starcher with an ending balance as of February 28<sup>th</sup> of \$17,058.14. Motion to accept treasurer's report was made by Bob Hobson and seconded by Gene Peak. All approved.

Minutes of the February 3rd meeting were read. Motion to accept minutes was made by Bob Hobson and seconded by Ron Clardy. All approved

Outstanding bills were presented for pancakes, building and repairs and adm in the amount of \$1,500.78. Motion was made to pay these bills by Barb Brown and seconded by Ron Clardy. All approved.

Gene Peak, membership chairman, reported that to date we have 44 paid members. He is looking for people to serve on the membership committee.

Ron Clardy and Bob Hobson, building and grounds, reported ceiling repairs are progressing slowly, the water filter needs changing, found new flags in storage and will be replacing old flag, checking furnace filter for changing. Ceiling will be completed during March 20 thru 23 and will most likely wax all floors at that time.

Margie Starcher reported on activities stating things went fairly well. Some procedures regarding some activities were not followed as requested. She also stated her last day as activities director would be April 1<sup>st</sup> with Janice Lutz becoming the new director and she would be the assistant director. Margie thanked and appreciated all who helped with activities. The Board thanked her for a job well done.

The 55 and over violations are still being investigated. Board met with Julie Ezzell, attorney on Thursday, February 27<sup>th</sup> regarding the Montemayor issue. The Board was told they needed to locate Mr. Montemayor in order to issue a summons. Mr. Montemayor fell and broke a hip and some bones in his leg. No one knows where he is at this time. The Board also needs to contact witnesses who will testify at a court hearing regarding the Montemayor violations.

Scaffolding was purchased by Gene Peak for use in installing new ceiling tile in the amount of \$173.19. After some discussion Bob Hobson suggested we try to sell the scaffolding or keep it and to finalize the decision at the March 31<sup>st</sup> meeting.

The copy machine in the hall is using one ink cartridge each month. The cost of this cartridge is \$106. Richard Smith has been purchasing these cartridges. Don Starcher will ask Richard if he wishes to

continue replacing these cartridges. Ron Clardy is going to check on the cost of a new copier, the cost of ink cartridges and how many copies per cartridge. He will report at the March 31<sup>st</sup> meeting.

Appointment of the following committees was made:

Bingo – To be selected  
Pancakes – Cathy & Jim Starcher  
Purchasing Agent – Cathy Starcher  
Sunshine - To be selected  
Directory – To be selected  
Activities – Janice Lutz, Director/Margie Starcher, Assistant Director  
Membership – Gene Peak (assistants to be selected)  
Auditing – To be selected  
Nominating – To be selected  
By Laws & Constitution – To be selected  
Kitchen/Ladies – To be selected  
Building & Grounds – Ron Clardy & Bob Hobson

In regards to the Covenant Committee, Don Starcher presented the following members – Bob Lutz, John & Gracie Myler, Jim & Vickie Swartz. Motion to accept these people to serve to review and recommend the covenant was made by Gene Peak and seconded by Ron Clardy. All approved.

The next meeting has been changed from April 7<sup>th</sup> to March 31<sup>st</sup> due to some board members returning home before the 7th.

Motion to adjourn meeting at 7:35 p.m. was made by Barb Brown and seconded by Bob Hobson.

Respectfully submitted,

Barb Brown  
Secretary

PALMERA PARK CORPORATION  
BOARD OF DIRECTORS  
AGENDA  
March 31, 2014  
6:00 p.m.

Call to Order

Prayer & Pledge of Allegiance

Members Present

Minutes of March 3, 2014

Treasurer's Report

Outstanding Bills

REPORTS:

Membership

Building & Grounds

Finalize Committees for 2014-15

Report any summer activities

Will hall be open?

Will reverse osmosis left connected?

OLD BUSINESS:

Continued 55 and over violation (Montemayor)

Purchase or keep scaffolding

Decide on purchase of ink cartridges for hall printer

NEW BUSINESS:

Next board meeting to be held October 6, 2014, if quorum of 4 is available, otherwise November will be the next meeting.

Meeting adjourned.



PALMERA HEIGHTS CORPORATION  
MINUTES  
MARCH 31, 2014  
6:00 p.m.

The meeting was called to order by President Don Starcher.

Prayer was given by Gene Peak.

Members present were: Don Starcher, Gene Peak, Cathy Starcher, Barb Brown, Bob Hobson, and Ron Clardy. Guest was Margie Starcher.

Minutes of the March 3, 2014, meeting were read by Barb Brown. Motion to accept minutes as read was made by Gene Peak and seconded by Bob Hobson. All approved.

Treasurer's report was given by Cathy Starcher with an ending balance as of March 31<sup>st</sup> of \$17,984.41. Motion to accept treasurer's report was made by Barb Brown and seconded by Ron Clardy. All approved.

Outstanding bills amounting to \$582.61 for wax, insulation, scaffolding, pancakes, hall supplies and stamps were presented. Motion was made by Bob Hobson to pay bills and seconded by Ron Clardy. All approved.

Gene Peak, membership chairman, reported 93 members plus one associate member as of March 31, 2014.

Ron Clardy and Bob Hobson, Building and Grounds, reported hall in great shape. They plan to spray hall for insects very soon.

Committees for 2014-15 were finalized. See attached sheet.

Margie Starcher presented the final report on activities for 2013-14 showing an ending profit of \$1,657.69. In the absence of Janice Lutz, a tentative schedule of activities and sign up sheet for activities for 2014-15 was also given to the board.

Cathy Starcher reported for the Kitchen/Ladies Club with a profit of \$2,068.35 for 2013-14.

Cathy also reported on the Pancakes Committee for 2014-15 profited \$1,767.34 (\$95.70 less than 2013-14.)

In regard to the new ceiling tiles and lights, the total cost was \$2,152.34. Due to cookbook sales, the bbq event and donations to date we have a negative balance of only (- \$107.48). With continued cookbook sales this deficit will be corrected.

The shut off water valve on the west side of the building will be turned off for the summer. Also the reverse osmosis will be disconnected due to no water. This will also include the shutting off and draining of the hot water tank. In the event of someone holding an activity in the hall during the summer, they must contact Norman Stenzil (218-310-8682) or Richard Smith(956-357-4817) to have the

water turned on. If during the summer anything goes wrong in the hall, the parties using the hall at that time will be responsible for paying for damages. Signs will be posted in hall as to this shut off.

Also, recycling tubs will be emptied this week and time to restart will be determined at a later date.

Regarding the Montemayor, 55 and over violation, he cannot be found thus putting this issue on hold until the October meeting.

Scaffolding which Gene Peak purchased for the ceiling and light installation was decided that it be purchased from him for the Hall. Motion to purchase by Bob Hobson and seconded by Ron Clardy. All approved.

Due to the expensive cost of ink cartridges for the hall printer, Ron Clardy was able to locate a local merchant (Laser Lux in Weslaco) which we can purchase ink cartridges at a much lesser cost with a credit for turning in a used cartridge. Don Starcher talked with Richard Smith regarding the upkeep of the printer and Richard said he wants to continue paying for ink. Laser Lux info was given to Richard Smith. Motion to purchase 2 cartridges was made by Bob Hobson and seconded by Gene Peak. All approved.

Don Starcher requested permission to use the Hall scaffolding for a few days. All approved.

Gene Peak announced there was still some termite spray left and would be putting up a sign up sheet if anyone in the park was interested in having their mobiles sprayed for a cost of \$20. See bulletin board.

Next board meeting to be held October 6, 2014, or as soon as a quorum of 4 is available.

Motion by Cathy Starcher and seconded by Bob Hobson to adjourn meeting was made. Meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Barb Brown  
Secretary

**PALMERA HEIGHTS CORPORATION  
MINUTES  
NOVEMBER 3, 2014  
6:00 P.M.**

Meeting was called to order by President Don Starcher.

Prayer was given by Bob Hobson.

Members present were: Don Starcher, Gene Peak, Barb Brown, Cathy Starcher, and Bob Hobson. Guest was Janice Lutz.

Minutes of the March 31, 2014, were read by Barb Brown. Bob Hobson made a motion to accept minutes as read and Cathy Starcher seconded. All approved.

Cathy Starcher gave treasurers report with an ending balance as of October 31, 2014, in the amount of \$16,319.46. Motion to accept treasurers report was made by Don Starcher and seconded by Bob Hobson. All approved.

Outstanding bills amounting to \$392.92 for pancake supplies, paper, sympathy cards, and hall expenses. Gene Peak made a motion to pay the bills and was seconded by Barb Brown. All approved.

**REPORTS:**

Membership – Gene Peak reported 94 members and 1 associate member to date.

Building & Grounds – Bob Hobson stated nothing to report at this time.

Activities – Janice Lutz reported all is going well. November and December calendars are complete. Entertainment for January and February are scheduled. Janice says any new ideas for activities are more than welcome. Away trips are being scheduled by Richard and Mae Smith.

#### **OLD BUSINESS:**

Continued 55 and over violation: Lots of discussion. A motion was made by Gene Peak and seconded by Bob Hobson to contact an attorney to pursue the legality and clarification of the 55 and over rule before pursuing any underage caregiver. All approved.

Ceiling tiles deficit of \$107.48 has been taken care of. All cookbooks have been purchased. Only 21 are left.

Richard Smith is continuing to take care of the printer in the hall.

Recycling – If anyone is interested in setting up recycling and handling recycling, please contact any board member.

#### **NEW BUSINESS:**

Kay, Ken & Evelyn Falk send a \$100 memorial to be used for something in the hall. They suggested purchasing a bigger pancake griddle. Board suggests getting additional ideas and present to the family for final decision.

Repairs to the shuffleboard are needed. Bob Hobson will look into getting information on possible people who specialize in these repairs.

Also, roof is leaking in the women's bathroom area. Check on this will be made by Bob Hobson. Also, only have a few extra ceiling tiles to replace any damaged ones. May have to request we purchase another box for future needs.

Cathy Starcher requested that dividers be put in the big kitchen drawers to help better organize them.

There is also a need to install a vent or vent fan above the new stove.

Based on the number of board members who will be present for the December 1<sup>st</sup> meeting, the meeting will be changed to November 25<sup>th</sup> and if this doesn't qualify the next meeting will be January 5, 2015.

Motion to adjourn by Gene Peak and seconded by Bob Hobson. Meeting adjourned at 7:15 p.m.

**Respectfully submitted,**

**Barb Brown  
Secretary**