**PV ESTATES IMPROVEMENT AND SERVICE DISTRICT**

**HOMEOWNERS ASSOCIATION**

**MONTHLY MEETING**

 February 12, 2025

The meeting of the Directors of PV Bar Estates Owners Association and the Improvement and Service District was called to order at 6:37 p.m. on February 12, 2025. Those present were President Tanner Waid, Vice President Cody Peachey, Secretary/Treasurer Bruce Ross, Carol Ross, Office Manager Ashley Karst, Gordon & Laura Peterson, Mike & Susan Swanson, Steve Heilburn, Lance & Cherry Kennedy, Gilbert Juarez.

Motion to approve the Minutes and Treasurers report made by Bruce and seconded by Cody.

The Treasurer’s report as per Income/Expense History:

For the PV Bar Estates Owners Association:

 Beginning Balance as of January 1, 2025 $25,984.19

 Deposit Wyrulec

 Deposit of Assessment Fees $280.00

 Expenses ($1097.45)

 Ending Balance as of January 31, 2025 $25,166.74

And for the PV Bar Estates Improvement and Service District:

Beginning Balance as of January 1, 2025 $28,015.30

Deposits from Improvement District Fees $1020.00

Deposits from Goshen County Treasurer Tax Levy

Expenses ($1105.81)

Ending Balance as of January 31, 2025 $27,929.49

Infraction Fees carried over from 2015 $193.00

Unpaid PV Bar Estates Assessment Fees for 2025 $7010.00

Unpaid PV Bar Estates Improvement and Service District Fees 2025 $18,905.00

OFFICE REPORT:

The Board of Directors would like to welcome Ashley Karst as the new Office manager for PV Bar Estates HOA and I&S District. Please be patient with her as she learns her new position.

Discussed the need to go to printer checks as opposed to hand written checks to be in compliance with the DOA. We have applied for a SAM’s number which is needed to apply for grant money. Lee Allen from Midwest Assistance Program is helping with grant applications.

LAGOON REPORT:

Mark Court the Chief Lagoon Operator reported that he had not visited during the month of January however he will be at the Lagoon on February 21,2025. He suggested someone from the Board attend the Wyoming Funding Summit in Riverton, Wyoming on April 14-17, 2025 at Wyoming Central College. During the winter not much is done at the Lagoon itself, however, the manholes need to be checked once a week in order to prevent the system from backing up. The Advantex system is the recommended way to go according to Sonrise Engineering it essentially will act as a very large septic tank. The failing lagoon and need for the Advantex system is the reason for the rates to continuously go up every year. Although, we plan to apply for grant money we will not be awarded any if we do not show that we are being financially responsible by increasing our rates by at least 4% every year.

ROAD REPORT:

TDS will handle road grading quarterly, as well as snow plowing in the winter. However, snow plowing needs to be called in.

BILLS TO BE PAID:

Motion to pay bills as they stand.

The next meeting will be held March 5, 2025 at 6:30pm at Platte Valley Bank meeting room.

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President Secretary/ Treasurer