

LTRVP Board of Directors Accomplishments and Challenges

November 2020 thru June 2021

The following is a summary of the accomplishments and challenges the current Board of Directors faced subsequent to the judge's decision that the 2020 Special Meeting and majority vote to elect a new Board of Directors were valid. The current Board agreed to their nomination, providing the members understood they would only be in office the remainder of the election year. Once in office, some realized there was much work still to be done and agreed to run for reelection as they continue to work on issues and routine duties. The information shared here is to help lot owners understand the progress made and the challenges faced during the past seven months and to assure all lot owners that the Board is committed to the Leisuretime R.V. Park Board's Mission Statement.

To preserve and enhance the property of our community by maintaining common ground areas, and upholding our Covenants, By-Laws, Restrictions, and Policies. We will serve by taking a fair, ethical and objective approach in representing the interest of all property owners. We will maintain as a safe, and friendly, and enjoyable place to live for each resident and his/her respective family. We will enforce the Association Bylaws, Covenants and Restrictions while providing ethical and fiscally responsible solutions to promote a sense of community, which will enhance our property values, and plans for the future.

Facility and Maintenance - The Board started straight away with hiring a Caretaker who has years of skills and experience in park maintenance. Additionally, they rehired the Assistant Caretaker and Camp Hosts all of whom are familiar with LTRVP park maintenance.

Electrical concerns reported to the State by a lot owner were found to be unnecessary as the Board had already hired an electrician to assist with the sewer electrical system as well as all other identified issues including the mechanical room. All electrical work is being performed by Tri-State Electric and not volunteers.

Pavilion - The pavilion floors were pressure washed. The BBQ, stove and grill were cleaned, tested, and operational.

Common Areas - Spring cleanup included much of the debris that is typically cleaned up in the fall. All common areas including the hillsides on F and Sharon Street have been cleaned up. Cattails on the ponds have been cut back and the ponds have been cleared of fall leaves. Five (5) dead trees were removed. The Storage Yard was cleared of weeds and sprayed. Road and pathways were sprayed for weeds and roads have been graded. Flower beds were cleaned and replanted. Outdoor wrought iron furniture was repainted. A CARDBOARD ONLY dumpster was placed in the trash area and a banner defining what can go in the yard waste dumpster was installed near the dumpster on the back fence. The 4-way stop sign was rebuilt and new signage installed. Rip Rap (large rocks) were placed along the F St. pond bank to impede bank erosion. Also, the caretaker has received appropriate training and mosquito abatement spraying has resumed for the 2021 season.

Pool/Poolroom - The dehumidifier compressor needed repairs. All parts have been received and outside service scheduled. Due to long term chemical imbalances the pool needed to be drained, surfaces fully scrubbed and sanitized. The electrical systems and chemical systems were reconstructed correctly and as a result the chemicals will not deteriorate and corrode the system that was recently replaced at a significant cost to the park. It must be understood these systems are expensive and if not maintained properly will diminish the life span of the system. The pool plumbing is now correct and all chemical levels are stable

and being maintained daily. Additionally, lower walls in the pool room were repainted and floors pressure washed. The pool cover will continue to be manually placed over the pool in the fall and rolled back in the spring. The pool vacuum system was repaired. Vacuuming resumed on Mondays & Fridays.

Poolroom Sliding Door Project - Due to the lack of project information being provided (permit issues, ADA compliance, and project budget and expenses paid) the 2020 project to replace the sliding glass doors in the pool room is pending legal consultation.

Property Management - Riverside Property Management's contract expired in December 2020 and chose not to renew their contract. The board interviewed several property management companies and decided to hire a local company. However, it was soon discovered that they were not equipped to provide services in a timely manner. Subsequently, the Board voted to cancel the contract. Currently, the Treasurer has assumed these duties and has received helpful advice from Skip Anderson of Riverside Management. The Treasurer is working closely with an accountant to develop and implement a comprehensive chart of accounts to document park business. The current process in place is not intended to be long-term but has provided an opportunity to help the park save money.

Record Keeping/Financials/Key FOBs - Financial records are reviewed daily for activity, spending is closely monitored. Monthly Financial Monitoring and Board Meeting minutes are posted timely on the website. A new membership list was created and is updated with each new transfer of ownership. All Annual Dues, Storage Application Fees, Liens & Late Charges & Laundry Income performed with a two-person check & balance system. LTRVP Records were received from Riverside Management for 2013-2020. Operational files have been created. The Key Fob system was assumed by the Board. The issuance, activation, and deactivation of access cards are now provided by Board members within the Park.

Septic System - It was discovered one of the sewer system pump's electrical cord was cut when removed. For safety, these cords have to be fully encased to protect them from moisture. This damage resulted in a significant cost to replace the severed cord. The pump has been refurbished. During COVID, pumps and replacement parts were hard to find. After working with vendors and manufacturers, all pumps have been refurbished or replaced with back up available. Specially designed screens have been installed to help capture inappropriate items being disposed down the sewer system. All systems are now fully functional.

River (B & P St) sewer lift station: Burned out sewer pumps were removed & new ones installed. Special screening was installed to help capture items that cannot pass through the Park's sewer system. New solid-state controllers were installed along with re-wiring of the control panel.

Dumpster area sewer lift station: Two pumps were pulled, sent to Boise for repairs, and have been re-installed. Special screening was installed to help capture items that cannot pass through the Park's sewer system. All wiring issues have been addressed and new floats installed.

H-St sewer line: This line was thawed five (5) times throughout the winter. A long term solution for the H Street drainage issue is being researched.

Note: DEQ requires a certified wastewater operator. This federal requirement is due to wastewater being

pumped directly into the City sewer system. This requirement is being researched to determine the impact to the Park, if any.

City of Cascade -The Board is working with the City of Cascade's Code Enforcement Dept. in order to come to an agreement on the seasonal time frame RV's are allowed to be parked on lots, FEMA requirements for future Park Model installations, and on an annual permit for water access from the river to the Park's pond pump. The Board has also scheduled repairs to the pipe in the river that feeds the Park's pond pump.

Committees - The Board members believe it is a good idea to know our neighbors and what they may be able to bring to the common good. A truly harmonious community is when everyone works together to maintain home values and quality of life within our community. There are several committees assisting the Board.

Bylaws - One of the first actions this board took was to approve a committee to rewrite the By-Laws. The goals of the Committee were to re-write and establish By-Laws that ensure processes and procedures are in place to allow the Board of Directors to legally and effectively govern the business of the association. The committee provided a viable document that will ensure the Board of Directors work with the members of the Association to ensure transparency, representation and due process for Board meetings, Member meetings, member voting rights and procedures, and reasonable practices that govern the Board of Directors. The committee has completed the final draft version of the By-Laws. They were then submitted to an attorney for legal review.

FEMA Committee - This committee is researching the FEMA limitations on new Park Models and resulting issues restricting the installation of new Park models. The board placed a moratorium on any new park model installations because the park's CC&Rs are in direct conflict with the City Ordinance. This committee is working with the city to resolve this problem.

Communications Committee - This committee has worked to help facilitate open communication between the Board and HOA members by updating the website, creating a quarterly Park Newsletter, and building a group email process for quick communications. Also, the Board continues to address members' questions and concerns via their direct email.

Activities Committee - The Activities Committee is striving to help promote greater participation in and oversight of social activities and park games.

Employee Policy and Procedure Committee - This committee has created an employee handbook and counseling process that has been implemented. The committee continues to work with board members and staff to develop Standard Operating Procedures that will benefit the park for generations to come.

Election Committee - The Elections Committee will serve to receive, tally and report the ballots cast for the 2021 election of the Board of Directors.

CHALLENGES – It is with regret that many of the challenges the Board faced could have been avoided. The following is not intended to prevent anyone from wanting to volunteer but instead to prepare them for possible challenges and to hopefully prevent similar obstacles from happening again.

The customary hand-off between the incoming and outgoing board members was not a smooth transition and no newly elected LTRVP Board of Directors had ever taken office after a board had been recalled. Some of the things not provided to the Board included: (password to security cameras, all keys, the location of equipment sent for repair, financial files, written and verbal contracts made by the prior board and any permits obtained or applied for). This significantly restricted board members from providing immediate services to lot owners and vendors.

The Board spent the first few months working through a frivolous lawsuit the recalled board members filed against each of them individually and they thank the generous donations from lot owners to help defend themselves. Eventually the Judge ruled in favor of the majority vote and the five elected Board members: Ron Brown, Tracy Leinen, Kenny Remoir, Stan Stinson Jr., and Mary Wilkinson.

The Park owned cameras were hacked, and passwords were changed. As a result, the Board hired a security vendor to re-hack the system and retake control. The board also implemented new security measures within the camera and wifi systems.

Following the bank accounts being frozen and the judge ordering only emergency operating and maintenance expenses, unauthorized purchases continued. Once the board was made aware of these purchases they were able to cancel some of them. This action helped balance the budget and prevent the Park from going in the red.

A lawsuit filed by the cleaning service against the HOA (due to late payments incurred prior to the Board having access to invoices as well as the Park's financial institution) was resolved out of court and to everyone's satisfaction.

A lawsuit filed by the law firm representing the recalled board against the HOA was considered inappropriate. The law firm had been formally released as the Park's HOA attorney immediately after the Special Meeting and subsequent election of new board members. The prior board members continued to work with the law firm in an effort to dismiss the results of the Special Meeting and overturn the election.

In spite of these challenges, it has been the Board members' honor to have served the members of the Leisuretime RV Park Community.

Warm Regards,

Ron Brown
Tracy Leinen
Kenny Remior
Stan Stinson Jr.
Mary Wilkinson