

Leisure Time Board Meeting Minutes

April 11, 2016

Meeting Called to Order: President – Denis White – Time 10:00 a.m.

Roll Call: Fred McKennon, Steve Whitehead, Scott McDonald (on his way)

Notice of Intent: All directors notified by email

Approval of Minutes from last meeting: Motion passed

Treasurer's report: Business checking: 139,984.00 Petty cash: 2404.50* and 980.71
*preparing to close out bank
Reserve: 103,000.00 (added little over 22,000.00)
Lawn equipment: 8700.00 with a total of 255,494.63

Aging report: 17 lots 25,022.93 reduce by 2 lots. Collected a little over 900.00 today

Dennis recognized Gretchen Beatty for her service on the Board and the work she did the past 6 months. She did a wonderful job and worked on the CC&R's putting many hours in. Fred - Shameful that she was bullied and felt she should resign.

Old Business:

Internet/phone/Security system

The current internet/security system needs to be replaced. Camera's don't allow for identifying anyone and internet system has to be rebooted if it goes down. We will look to see if it would be better to upgrade or replace the current system to 1080.

Tabled for further research.

Appt. of Committees/liasons

Activities committee will be having their first meeting soon. They are in the process of finding a new group leader. Once they have gotten together we can find out from them if they would like to have a liaison on the board or remain a separate entity. Need to consider putting together a committee for rentals in the park.

Tabled at this time.

Back fill of common area between f- 32 and f -36

Going to build a berm in this area to see if it works. If not, we will fill it in. This is common area that we should be taking care of.

Pool Issues/Bids: final cost

Came out to just over \$13,000.00.

New Business:

Only 4 members on the Board. Since things have calmed down we need to appoint a 5th member. Fred nominates: Kim Whitehead/ Scott second

Motion to accept: Steve/ Fred – second/ Vote called for and passed.

Dust abatement:

In the process of getting bids for dust abatement this year. We need to get it done earlier than we did last year. Want to try and get this completed before Memorial Day. Move to accept the best bid once it is received.

Moved to accept – Denis/ Steve – second/Vote called for and passed.

Assessment of snow season

We received many complaints over the roads this year. The base was allowed to get too deep. The base should be kept at 3 or 4 inches. This is the first time we've ever had to bring granite in to help with the roads at a cost of apx. \$1100.00. The base got too deep and we had potholes in the ice.

Purchasing of blade

Bill would like us to purchase a blade to help with the snow issues. Looking into this to see what our options are.

tabled to discuss at another time once we have more info.

Rental Problems and issues/Commercial Rental

We are getting more renters in our park which seems to be causing issues for homeowners. We had 2 different rentals this year that caused issues for Bill. We also had break-ins which involved the police and some vandalism occurred. We need to see what we can do legally as owners to mitigate the problems we have occurring within the park. New laws will be taking effect in July. We need to get a committee together. This is an issue that affects all homeowners. Our CC&R's allow us to make changes when it comes to rentals. Possibly do

background checks and all renters need to know what the rules and regulations are. Denis will take lead on this. We will post on the website looking for volunteers to be on the committee. A lot owner last year brought up the issues associated with Tamarack and how they came in and rented places, putting 3 to 5 people in one rental. This could happen again with the possibility of Tamarack taking off and a mine coming in. We've received many good suggestions such as single family occupancy.

Tabled at this time

Caretaker winter projects completion

Where all the winter projects completed? Not at this time. Still have some items left to take care of.

Elections

This year the elections will be different. Since the problems that occurred last year the proxies have been removed and replaced with ballots so that every lot owner can vote for themselves even if they can't make the annual meeting. A time line for completion has been put together with a little extra time given this year since the process is new. We will post the information to the web. Our annual meeting is July 23rd, we will send out nomination forms May 12th, forms must be returned by June 1st, ballots will be mailed by June 20th and must be returned by July 18th. Pavilion will be available to candidates July 3rd.

Motion to accept- Steve/ second- Kim /vote called for and passed

Foreclosures/ passed dues/ HOA

We have some people who are significantly behind in HOA dues. 2 people alone are over \$10,000 in arrears. We don't have good phone numbers or addresses for some people. While trying to track down good information, we have found some of these people have passed away. We should have our attorney check into the people who are thousands behind and consider foreclosing.

Motion to accept: Steve/ second- Scott/Vote called for and passed

Hot tub covers

Our hot tub covers are starting to fall apart and are getting heavy with water. They need to be replaced this year. Going to replace with bubble covers. The hot tubs are in a controlled environment so we can use the bubble covers which are more cost effective. Instead of \$700.00 to \$800.00 they will cost about \$100.00. The bubble covers have been ordered. Bubble covers will be removed in the morning by the caretaker upon opening and replaced in the evening when the pool room is closed.

Chemicals in the ponds

Going to use chemicals in the ponds in order to take care of the problems. Last year chemicals were not used and the algae got out of control.

Beaver problem

The Beavers caused quite a problem this past year destroying many trees. The trapper has trapped some this year on city property behind Leisuretime. The trapper is charging \$75.00 per beaver this year.

Denis- We will table until we get a bill and I will go talk with the Mayor

Changes to the rules and regulations

We will need to make changes to the rules and regulations once we have gotten our rental policy for the park figured out. Will need to wait until the Rental committee is put together and input from homeowners is in.

Tabled until rental policy is complete

Steve - One of our members Ron Brown brought up that we should consider pumping water uphill.

Fred - I'm trying to get Bill to get a book together for doing the caretaking. Steve – it is important that we get a SOP for the maintenance

Motion to adjourn: Fred/ Second- Steve/Vote called for motion passed.

Meeting adjourned