Board Meeting Minutes---October 4, 2014

**Call Meeting To Order:** President, Al Bingham Time: 8:02am

**Roll Call:** Al Bingham, Mary Wilkinson, Scott McDonald

Absent: Tracy Leinen, Joe Young Quorum present

**Minutes:** Minutes from Sept. 13, 2014 Board Meeting. Motion/Scott 2nd/Mary “Shall board approve minutes as read for Sept. 13, 2014 Board Meeting?” Unanimous approval

**Treasurers Report:** Board shall has received approx. balances of accounts from absent Treasurer and entered them as part of the minutes. General Fund Account $60,688 Debit Card Account $ 761 Reserve Account $77,071

**Aging Report:** The Aging Report has been received by the Board from Riverside Management. This report keeps the Board updated on delinquent association dues and any liens on property as a result of those delinquencies. It is confidential information that is processed by Riverside and provided to the Board.

**OLD/UNFINISHED BUSINESS**

**Web Page:** The Board would like to thank Laurie Fitch for her efforts to keep our Web Page updated, informative and pleasing to the eye. Laurie has resigned from that volunteer position and will be training Scott McDonald, Board Member, so that he can assume the responsibility.

**Tree Removal & Maintenance:** A tour with two tree service companies has been completed in the Common Areas. They agree that approximately forty trees need trimming or removal. Several are Bark Beetle infested, some leaning dangerously, and others with weakened roots or trunk compromises. Incremental service is suggested, saving a sizeable outlay all at once. A full Board of Directors will review cost projections and determine what will be done.

**Emails:** Secretary requests that Board emails sent address one subject and that any responses be within that email subject so that an easier trail of the subject matter is possible. And quick response to emails would be helpful.

**Mosquito Abatement:** The Mosquito Abatement program has been discontinued until late Spring.

**Bank Account Signer:** Board is adding additional signer, Scott McDonald, to accounts so that there will be three available signers in Boise for processing checks. Two signatures are required. This avoids mailing checks to Cascade for the second signature.

**F-2 Debris:** The debris and construction trailer have been removed from the property exposed areas.

**Recent Water Leaks:** A reminder to lot owners that leaks on water lines and outdoor faucets are the responsibility of the individual lot owner. The main line is park responsibility but individual lot service lines are to be maintained by lot owner. This responsibility is noted in the CC&Rs, as well as Rules & Regulations 2014.

**Water Shutoffs:** Several shutoff valves are located throughout park. They service several lots in an area. Any shutoff needed should be directed to Caretaker. Don Rawson (B-12) inquired about shutoff on his property with standing water. Al Bingham to inspect with him and advise if an issue or just ground water.

**Q & W Sts Road Project:** Al has obtained a written quote from Olson Excavating for grading work necessary on section of Q & W Streets to eliminate excess drainage into Stinson property. Motion/Scott 2nd/Mary “Shall board authorize grading project repair work for the Q & W St area be performed by Olson’s at a cost of $350?” Vote to be conducted via email and recorded in minutes of next meeting.

**Backhoe Repair:** Repair work tentatively scheduled for Oct. 8-10. Backhoe bucket in poor condition and needs immediate repair. Board email approved this expense. Sept. 24, 2014 “Shall board authorize repair of backhoe by Schruder LLC with total expense for material and Schruder not to exceed $450?” Motion/Mary 2nd/Joe Sept. 25, 2014 passed by majority.

**Crack/Seal Repair:** Written quote has been received from Olson Excavating for crack/seal repair work needed around clubhouse. Motion/Mary 2nd/Scott “Shall board authorize crack/seal repair project be performed by Olson’s around clubhouse at a cost of $350 min. or $.75 per lineal foot, whichever is greater?” Vote to be conducted via email Oct. 6, 2014 and recorded in minutes of next meeting.

**CC&R Change Update:** Scott McDonald reports that he has spent many hours researching the homeowner association suit that Ann Montgomery told board about at last meeting in hopes that this would benefit park in its attempt to revise our CC&Rs. He reviewed court and newspaper archives. In that particular suit the court deemed a particular CC&R for that association to be vague and unenforceable. Scott will continue to delve into this case, requesting entire court record, to see if this can be of any help in facilitating revision of our CC&Rs.

**NEW BUSINESS**

**Weed Notice Request:** Request made for Weed Notice and Car Removal Notice be sent to lot owner with weeds, high grass and unregistered vehicle on property. Motion/Mary 2nd/Scott “Shall notice be sent to property owner for weed/grass issue as well as unregistered vehicle on property ?” Motion passed unanimously. Eight other lots have issues but are now covered with leaves so not be notified at this time.

**F-St Water Shutoff Location:** Lot owner desires to cover plastic exposed pipes for park shutoff valve with green utility box. Al will inspect and talk to owner and determine if this to be allowed.

**Copier Donation:** Stan & Kathleen Stinson have donated copier to park for Board use. Secretary Mary Wilkinson has set up in her office and will order cartridges. Thanks so much to the Stinson’s for providing this much needed copier.

**OPEN FORUM PORTION OF MEETING**

Mary Ann McKennon:

Requests change of meeting time. Feels should be for convenience of association and not for convenience of the Board. Al Bingham explains that Board schedules, other meetings and personal lives has dictated this time. She suggests putting any other meetings first. Board will consider.

Inquired about Darren & Laurie Fitch property. Wanted to know if they were restoring an old trailer there and/or if they are operating a business. She was advised by Board that a Special Permit was requested and issued to the Fitches to help a friend with this trailer. The preponderance of work is to be done on the storage lot, but a few days of power was needed to start this work. It will then be moved.

Denis White:

Complains about F-2 pine needles and fire hazard. Denis advised this project underway. Caretaker started at bridge area and working back toward F-2 area.

Joe Strahler:

Inquired about Sept. 13, 2014 minutes and why not posted on web page. Advised minutes just approved at today’s meeting and will be posted soon. Also inquired about temporary snow roof vs permanent roof. As much as board would like to allow changes to the current rules, it will be necessary to change the CC&Rs to accommodate.

Mary Ann McKennon & Denis White:

Regarding F57/Wilkinson---Denis states absolute violation of CC&Rs. Mary Ann states when her husband on board and architectural committee he couldn’t not approve permit because it requested extended patio cover. But in violation now because of motorized vehicle (atv) under the cover. Denis advises he has done a lot of research on this and if Board receives a written complaint they will have to act upon it and owner in risk of fine or suit and that it doesn’t matter if anyone else in park doing the same thing. He references 2001 Amendment to CC&Rs Section 2.5

Mary Ann McKennon:

Moved here for an RV Park. Read the CC&Rs and obey.

Don Rawson:

Inquires why every little expense item as to be approved by board. Couldn’t there be an account for this tine of expenditures? He is advised that park has a Debit Card Account that is accessible to Caretaker for routine expenses and that any item that might exceed $250 needs go ahead from board. This funtions well.

**Meeting Adjourned:** Al Bingham, President 8:50am

Respectfully submitted: Mary Wilkinson, Secretary