

Board Meeting, August 1, 2020 10 AM

Board Members in attendance: Patty Thies, Sharor Bacherer, Ray Frechette

Others attending as observers; about 35 Owners

Storage Lot fees will be cut in half for next season but the renters will be responsible to maintain them weed and trash free. For those unable to maintain the lots the Board will assist in finding help (paid by the renter) to maintain them.

Financial Status: After June payables of about \$21,000 we have \$154, 141 in the bank, a high for this time of year. We will arrange for a business account at Howdy's for gas and lubricants and at the hardware store for parks and supplies. An Amazon account will be set up for the Park but will be controlled by the Board.

Legal Actions: Labor Grievance filled out, no notice from the Labor Board to the HOA in the two months plus since we were shown a copy of the form. We are not sure if it has actually been filed.

No legal actions taken by Board against anyone.

No notice of legal actions against HOA have been received.

Caretaker Position

Filled by Mark Reinhardt. He is from Ohio, has extensive construction, maintenance and caretaker experience. Single man with two college age daughters who may join him. He also has experience in drug counseling youth and conflict resolution. He sought work here because of the outdoor lifestyle this place offers. He will be paid \$35,000 plus \$300/month towards medical insurance. He will be residing in the Caretakers residence here in the Park

Camp Hosts

Left the Park after not being here for 2 months. Sue cited adverse atmosphere here and had made the decision before they arrived in the Park.

Caretaker's Helper

Off indefinitely.

Maintenance of Park:

Lawns being watered by Board Members and by lot owners along the waterways. The lawns were mowed for two weeks by Board Members and then an outside lawn mowing company was hired to fill in until a new Caretaker was hired. The Caretaker will take over this responsibility as he learns our systems.

Restrooms and Showers The restrooms were cleaned by the CT Helper the Monday after the dismissal of the CT but the Men's room had been tossed and he walked off the job that morning. Since then they have been cleaned daily by Board Members supplemented by an outside cleaning service. The only unresolved issue is the rubber backed mats by the showers. They get wet under them and tend to get sour smelling. We are looking for alternatives. These duties will be taken over by the new CT and covered by the outside cleaner on his days off.

Laundry Two washers have been off line. We had them scheduled to be fixed Friday but the maintenance company never showed. We will follow up with them.

Pool The pool has been maintained by Board Members with training and checkups by Leisure Spas and Pools. We have change the hours to 8PM during the week. The SOP before we took over was to leave the pump and heater on all night. I have been shutting them both down when the pool is closed. Heat loss is minimal (only 2 degrees overnight) and is made up in less than an hour. This should double the service life of the pump.

We are trying to solve the permit issue with the City of Cascade for the window replacement but are having difficulties reaching the surveyors who were supposed to deliver the survey to the Building Dept. We will continue to pursue this issue.

Well Pump/Irrigation Water The pump burned out two electrical components because 5 valves up by Sawyer St were leaking and made the pump cycle repeatedly. Before the dismissal they were turning the pump off every night and back on every morning. We had two hose bibs replaced and the other valves tightened and the pump no longer cycles repeatedly. The clock that turns the pump off at night and on in the morning automatically does not work but will be replaced soon, possibly this weekend for about \$40.

We need to blow out the existing system this fall and would like any one with knowledge about this procedure to let us know the specifics.

Sewer system We were experiencing sewer aromas in a few locations in the Park. We had Master Rooter come in and flush the lines and inspect the lift stations. It appears they were not flushed this spring as is normal. It is important to remember that this system was designed to handle a Recreational Park and not a year-around living subdivision. Some parts of the system are only 18" below the surface and are subject to freezing in the winter.

Inventory of Equipment We are compiling an extensive inventory list of equipment and its condition. So far the numbers are surprising. There are 3 ride-on lawnmowers including the new, \$7000 yellow one, 3 rotary mowers, 3 gas powered weed whackers including a walk-behind one, a new gas powered hedge trimmer, a gas powered pressure washer, a new 12,000# capacity electric winch, an electric welder, a gas powered snowblower, the four seater Polaris, the Cushman golf cart, and of course the Cat tractor/backhoe, 2 paint sprayers, a large air compressor, a small air compressor, a pull behind sprayer, 2 backpack sprayers, 2 jug-style

sprayers, 2 telescoping pole saws, 6 chainsaws, 2 paint sprayers, 1 metal detector and a 4x8 trailer.

The next task is to determine what is in working order, what can be fixed and what needs to be trashed.

Future Plans/Ideas The Park is rather labor intensive especially with all the manual watering of lawns. We hope to expand the irrigation system to make it less labor intensive. We would like to extend the line down B Street to the common areas along the ponds. This should be rather cost affective since we would have no impediments going down the road with a shallow line.

Owners lists of names and addresses

We asked that owners inquire as to the correctness of their addresses on the lists used by the Board and our management company, Riverside. Because of many people's privacy concerns we cannot give the list to everyone to check but we checked and corrected several after the meeting and urge people to notify Riverside when they change mailing addresses. If you did not receive the election notice and ballots sent out in June this may be the reason. Please check.

Special Meeting

President called Special Meeting for Thursday August 27th 2020 at 10:00 a.m. at the Pavilion

Meeting adjourned at 10:40 AM