

# Leisure Time Board Meeting Minutes

Aug 13, 2016

2:00 p.m.

**Meeting Called to Order:** President – Denis White – Time 2:00 p.m.

**Roll Call:** Fred McKennon, Steve Whitehead, Kim Whitehead

Ron Brown

**Notice of Intent:** All directors notified by email and posted to website

**Approval of Minutes from last meeting:** Motion passed

**Treasurer's report:** Business checking: 104,510.82 Petty cash: 1106.27  
Reserve: 102,431.00

**Committee Report:** Denis – Storage We have 19 people on the waiting list for storage space. Turning over about 5 people a year. Looking at 2018.

Kim – Newsletter Always looking for volunteers with articles and pictures

Denis – Owner/Renter agreement Dave and Pat working really hard coming up with ideas for new renters agreement. Will get with legal counsel to come up with an agreement that can be enforced. Ready by next spring.

## Old Business:

### Security System

We have moved cameras around to where they are working. Had a motion to spend \$200.00 but don't need to.

Motion passed

### Money Judgement

Would like motion from the floor to start the money judgement process. We have 17,974.17 that people haven't paid dues.

Steve make motion to move forward with money judgements. Make motion that it is automatically done without Board involvement. Lien would be done first. Unless the people make payment arrangements. Kim 2<sup>nd</sup>

Motion passed

**Ponds** – Pump was down 6 to 8 weeks which didn't help with the ponds. Went back to using chains to clear out the weeds. Cleared out 300 to 400 lbs of weeds and the big ponds are next.  
- Would like 7 to 8 volunteers.

### **New Business:**

#### **Election of Officers:**

President – Denis White, Vice President – Ron Brown, Treasurer – Steve Whitehead and Secretary – Kim Whitehead

#### **Sprinkler System:**

Most important Improvement for the park this year. Need to get bids and find out the best route to take. Motion to move forward – Kim/ Second - Steve

#### **Hot tubs:**

Need to look at getting new hot tubs or unburying the old hot tub and getting it up and running. Bill thinks he can get the old hot tub running. Ron will research all avenues so that the Board can make an informed decision and move forward.

Tabled at this time.

#### **Architectural Committee**

Denis White, Ron Brown and Steve Whitehead are on the committee and can sign off on improvements. 2 signatures are needed on the form. Anyone who would like to volunteer and help can give people a hand on the form and how to fill it out. Approval can only be obtained by signatures from at least 2 of the board members above.

#### **Full time employee:**

Bill would like a full time employee. This year with all the breakdowns extra help was needed. Will put extra hours in the budget but we normally through the past 5 years have spent an average of \$4000.00. This year was different with the problems we had. Instead of hiring a full time employee, we can give help if extra help is needed.

**AED:**

Diffibulator on sight would cost \$900.00. The company is giving a \$300.00 discount. Volunteers could learn to operate it

Motion to move forward- Ron / Second – Fred

**Heaters for Pavillion:**

Bill would like heaters for the pavilion. High cost that isn't justifiable for the use that is received in the winter.

Motion failed.

**Park Model Relocation:**

16 years old. New siding? Phil – I will reroof and reside if wanted. Don't ask me to put it in writing, I am not going to. I am moving it to D-13; you can sue me. If the park model that is 16 years old is allowed to move but you don't allow another person move a vehicle that is 16 years old, then they threaten to sue. Only older vehicles that have been approved have been temporary moves. Only allowed for a limited time. Legal counsel has advised not to make exceptions. If someone has concerns about an older vehicle should they send an email to the Board. Yes, absolutely.

10-year rule is to move the park forward.

Ron – would like to make a motion that this board follow the CC&R's we won't make exception on the 10-year rule. Motion- passed

Darren – Security system. Only one camera at the door of the pool room. Yes. People are accessing the pool through the sliding glass doors. Lot of underage kids without parents. My recollection on the in ground hot tubs is they were unsalvageable.

**Bill's Compensation:**

House is worth more than \$600.00 per month. Closer to \$1,100.00 per month. With the compensation and salary he makes apx. 51000.00 per year. I believe we should use the bonus system. The more Bill helps the park save money the bigger his bonus should be. For example, this winter he let the plowing get away from him, shouldn't be held against him since it was his first year. But we expect him to learn from this. Wait till later in the year to determine bonus.

**Motion to adjourn:** Ron/ Steve – second - Motion passed.

Meeting adjourned

