

Leisure Time RV Park Subdivision Homeowners Association

514 Sawyer St. P.O. Box 1510 Cascade, Idaho 83611

ANNUAL MEETING MINUTES

Location of Meeting: Leisure Time RV Park Pavilion

July 24, 2021—10:00AM

Meeting Call To Order: 10:01 AM By: Ron Brown, President

Introduction of appointed Moderator: Brad Baumberger

Introduction of appointed Member Comments Timer: Rick Dolan

Moderator conducted the balance of the meeting.

Roll Call: Ron Brown, Tracy Leinen, Mary Wilkinson, Kenny Remior

Proof of Notice---The proof of notice will be filed with Annual Meeting records.

Quorum Established 10% of lots +1 = minimum 39 registered lots. Any member vote requires 51% affirmative vote. There is no agenda item requiring an association member vote but appropriate registration process was performed.

Moderator: Association Members were notified that Robert’s Rules of Order will be followed. An Annual Meeting allows for member participation. Members wishing to comment or ask a question were advised to sign up while registering their attendance.

Moderator: Members were advised that there was Suggestion Box provided at the front table for their submission of CC& R change suggestions. A ballot process is required for any amendment to the CC&Rs. A 75% approval from association members is required. One ballot vote, per item, per lot. The Board will review your suggestions and determine future CC&R Ballot Amendment change items. Approval will be a difficult task as 285 yes votes would be needed. The Board does not have the authority to make these changes themselves. They can only provide the process.

First Order of Business: Approval of Minutes

Moderator: Past meeting minutes have been provided to the Board of Directors for review. Is the Board ready to consider the minutes presented to them?

Motion: Tracy Leinen 2nd: Kenny Remior “Shall the Board approve the minutes as published for the August 22, 2020 Annual Meeting and approve as read the June 11, 2021 Executive Session Minutes and the June 12, 2021 Regular Board Meeting Minutes?”

Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Moderator: Announces Financial Report will be given by: Tracy Leinen, Treasurer

General Fund Checking \$ 6,261.39

General Fund Reserve Account \$ 95,871.34

Reserve Account \$ 18,868.02

Debit Card Account \$ 264.31

Activities Debit Card Account \$ 1,890.17

Aging Report \$ 194.62 Overdue dues, liens, late fees

Balance Sheet & Financials were provided at member tables.

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall board approve the financial report as presented?”

Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Tracy advised that the membership list has been updated through last Friday. If you feel your name, address or lot # are incorrect please contact her.

Moderator: Announces Presidents Report will be given by: Ron Brown, President

- **Accomplishments**---Ron advises association members that a list has been provided at their tables.

- **2021-2022 Current & Future Projects/Issues**---Information sheet at the tables
 1. **H-St. Sewer Lines**---The original developer of the park sewer system did not construct the proper 0.4 grade for the sewer lines in the H-St area. Manholes are at grade but then sewer lines between some manhole covers “dip”, restricting flow. The improper flow in this area is especially vulnerable to blockage. The shallow depth of these sewer lines (30” in these areas) are subject to freezing as well. The depth is not sufficient. In winter, the park has an 8” ice cap on roads. Manhole covers are extremely difficult to locate. Serious blockage has been an ongoing problem the past 8 months. The only recourse is a major re-construction of this area of the infrastructure sewer system. We will keep you posted on projections & quotes as your approval will be required to correct this health & safety issue. We are going to have to fix it.

 2. **Lift Station System Operator**--- When looking into the sewer line issue and speaking with the Dept. of Environmental Quality we were advised that a Lift Station System Operator was required. For our new owners, we have two lift stations which collect affluent from the sewer lines and then pump it to the City sewer system. The City has the ability to provide us that operator. They are currently reviewing our request to provide this service.

 3. **Water Wheel**---A platform base was constructed with existing materials for a second water wheel site while the pond levels were down this past Spring. The site is at the pond to the right upon entering the park. This water wheel will operate solely on the flow of the pond at that area. It does not require electricity or pumps. Its purpose is to aerate the water. The proposed installation would not take place until early Spring 2022 with a projected cost of \$500. Scrap steel can be purchased in Boise will provide lower cost.

 4. **Storage Lot—Hydrant Use for Irrigation**---A water hydrant is located in the storage lot. A trench line would be dug across the lot to bury water lines. The completed project would allow much easier watering of the grassy side hill in that area.

 5. **Pond Intake Repair**---Our pond water intake pipe is in the river several yards below the bridge at the north end of Cascade. The initial section of that pipe is very rusty & deteriorated. We will remove that section as water level allows and replace it at a future date. The line is old and appears to be half full of sand. 1200ft of pipe would need flushing.

Motion: Mary Wilkinson 2nd: Tracy Leinen “Shall the Board approve the President’s Report as presented?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Moderator: Acknowledgment of Committees Each Committee was acknowledged.

1. **Activities Committee:** Jan Misch, Chairperson , Sherry Chidichimo, co-chairperson and members
2. **Bylaws Committee:** Carla Fewkes, Chairperson, Rick Dolan, Committee member
3. **Communications Committee:** Cindy Gilett/Chairperson/Website,
Christine Dolan/Newsletter/Committee Member & Carla Fewkes/Committee Member
4. **Employee Policy & Procedures Committee:** Christine Dolan, Chairperson
Ronald “Kay” Panter/Operation Procedures
5. **FEMA Committee:** Scott Montgomery, Chairperson

Moderator: Election of Directors--- Election results envelope is opened.

- **Election Results** ---All ballots/votes were witnessed & verified.

Write-In candidates:

- Elmer Fudd 1 vote
- Steve Blake 1 vote
- Charles Charlton 2 votes

Other Candidates:

- Patty Thies 32 votes
- Dave Hagen 46 votes
- Candie Kinch 48 votes
- John Lechmanik 59 votes

Candidates with the five most total votes and your new Board ,effective Aug. 1, 2021, are:

- **Carla Fewkes** 213 votes
Is officially elected to serve a **one (1) year term** as a LTRV Board Director
- **Ron Brown** 243 votes
Is officially elected to serve a **two (2) year term** as a LTRV Board Director

- **Mary Wilkinson** 254 votes
Is officially elected to serve a **two (2) year term** as a LTRV Board Director
- **Kenny Remior** 266 votes
Is officially elected to serve a **three (3) year term** as a LTRV Board Director
- **Tracy Leinen** 272 votes
Is officially elected to serve a **three (3) year term** as a LTRV Board Director

Moderator: Unfinished Business --- None on agenda at this time.

Moderator: New Business---_Comments from members/2minute limit/Members were asked to sign up when registering attendance. Brief topics listed below.

1. Corinne Botrell A32---Requested that her pre-approval building permit application denial be included in the minutes. Ron Brown explained that the type of stick construction application that was submitted by her contractor does not comply with the CC&Rs and would not be considered. An RV sticker is required on all park models & RVs. Ron also discussed that he is working with the city on the FEMA guidelines/Ordinances but no time frame has been set.
2. Rick Dolan W6---Made a motion to keep the pool open year round. The vote was taken with 44 affirmative votes, however that did not meet the 51% yes threshold of the 114 registered lot owners in attendance. Motion died. Cindy Gillett W8 made a motion that an analysis of keeping pool open be conducted. Motion tabled after Board of Directors agreed that they would conduct an analysis and make presentation at next meeting scheduled after the 30 day period (Sept.). There were many additional comments made which in brief consisted of:
 - \$10,000 expense to get new cover and motor for pool needs consideration.
Chlorine costs will double.
 - Current manually operated cover takes four men to operate due to burnt motor on current cover unit.
 - Need all lot owner input
 - Seats, hottubs need replacing.
 - Takes time. See it happen tomorrow.
 - Can probably sew cover herself. Believes it repairable. Advised that will not work,
 - Run this winter and see what costs would be.
 - Look for a way to open and close current cover.
 - Solar blanket alternative. Quote to be provided.
 - Advised if cost up special assessment possible or increase in dues.
 - Dues up, Amenities down.
 - Increased expenses have to be considered.

- Aquatic Center analysis. It is Geo-Thermal so not a good cost comparison.
 - Aquatic Center use alternative.
3. Tracy Leinen/Treasurer---Please keep your email addresses updated. Mailings cost about \$500 when considering postage, printing, labeling and labor. Mail service is sporadic. We can save many dollars by using email notifications. Vitaly important!
 4. Paul Kasl P10 & P19---Requested a shortened version of the CC&Rs that would be unofficial but helpful to locate items within the document.
 5. Jennifer Coleman D36---Inquiry of lawsuit pertaining to Wood Windows suing the Board. Why is contract being broken. Said the project was discussed with members at a Board Meeting with previous Board. She was advised that did not happen. She was advised by Tracy Leinen that this is in litigation and there will be no further comments.
 6. Lynette Adams P11---Wants to know a time line on resolving moratorium on park models. Ron Brown advises her there is no time line on the FEMA issues. He is working with the city to get Leisure Time separate from the flood plain ordinance. Height is an obstacle on park models as the CC&Rs have a 16ft limit. Foundations that are required due to flood plain elevations require a height that exceeds the CC&R limit. On a side note: Ron advises the 180 occupancy ordinance has been discussed with the city. Published notifications are necessary. He anticipates a new 180 day rule which would have a self-certification and would dictate criteria that would need to be met. The city will proceed in November with park inspection.
 7. Karen Balch P29 & P31---Comprehensive review of CC&R's. Suggests don't count no response to a ballot for change as a NO vote.
 8. Olin Balch P29 & P31---Is proud we are moving forward as a group. Asks Scott Montgomery to speak.
 9. Scott Montgomery P21---(FEMA Committee Chairperson)---Advises that he had spoken with the Cascade Mayor about the height requirements, 180 day rule and the levy (strand) function.
 10. Colleen Koci D44---Would like notification of city council meetings. Ron Brown explained process. Possible use of aquatic center in winter only. Check discount. Olin Balch advises members of a "free pass" afforded by some Medicare plans for seniors.
 11. Barbara Hatch H23---Advises membership of a Red Cross Blood Drive. Please contact her to sign up.
 12. Evan Aldrich---Observe speed limit, 10mph. Gave examples of infraction risk potentials. He thinks speed bumps will deter the speeders.
 13. Martin Fewkes J3---Encourages members to get on committees. Suggests workshop for use of AED (defibrillator). Brad Baumberger advises the need for a qualified instructor.
 14. Carla Fewkes J3---Thanks everyone for voting for her. It has been hard and emotional. Encourages committees. Advises she helped write bylaws.
 15. Jan Misch D1 & D3---Thanks summer worker, Sue Patrick, and lot owner, Chris Grundhauser, for their help with Activities projects.
 16. Karen Balch P29 & P31---Advise to be careful of ponds. No blue-green algae but with excessive heat she has concerns.

Moderator: Moderator asked Board Members, individually, if they have any additional comments or information to be presented to the association members.

Board Comments:

- 1) **Tracy Leinen/Treasurer:** Tracy showed her appreciation to the members on behalf of herself and the Board. We've worked as a team.
- 2) **Ron Brown:** Introduction of Tim Stiers/Caretaker, Rick Dammarell/Asst Caretaker, Bert & Sue Patrick/summer workers.
- 3) **Mary Wilkinson---**Mary advised that members help is needed. PLEASE, NO Speeding, NO unlicensed drivers including on golf carts, comply with Idaho licensed driver standards that are applicable in the park, follow under 18 yrs of age helmet rule which applies to all ATVs & UTVs in the park. PLEASE respect your neighbors and their concerns. The Board has to rely on you as individuals to be considerate and follow the rules. We have made notifications, stood on street corners and hollered at individuals to slow down, witnessed countless residents driving right through the 4-way stop, saw non-owner parking in front of residences, witnessed children being allowed into the clubhouse that were under 13 years of age without being accompanied by an adult and disregard for necessary permits by some residents. Compliance with rules should be an equally shared burden by the owners. The Board relies on every one of you to do your part.

One final presentation---Mary asked members to bear with her while she put on gloves because this was going to be a dirty subject. Mary states that we have had thousands of dollars of expenses revolving around the lift station pumps. We have installed custom screens for trapping foreign objects. However, large objects that are buoyant float over the screen perimeter. The last one resulted in another pump needing to be re-built. The Board has provided information in board minutes, in person at meetings and posted notifications. For approximately the last year items have been flushed into the sewer system with total disregard for pleas to stop this behavior. NOTHING but toilet paper or bodily waste should be flushed. NOTHING! There was a "show & tell" for today's meeting. Mary held up the remains of what the Board thinks to be a "depends". It destroyed the last pump. Some items have been smaller, others bigger. The Board hopes members will take this matter seriously. Mary thanks the folks for listening.

- 4) **Ron Brown---**Bylaws-----We are announcing the Approval of new Leisure Time Bylaws. A promise by this Board has been fulfilled. A promise made, a promise kept! They will become effective at 12:01 am July 25, 2021. They have been written by an experienced & dedicated committee, with review, input and suggested edits as needed by the HOA attorney. The final document is legal and approved by the Board. It will serve the Association well for many years to come.

Moderator:

The Moderator, Brad Baumberger, thanks the attendees for their participation today.

Moderator: Would the Board like to request the meeting be Adjourned?

Motion to Adjourn: Tracy Leinen 2nd: Kenny Remior **Approved:** 11:50 AM

Meeting Adjourned---Ron Brown, President