

REGULAR BOARD MEETING MINUTES

Date: August 13, 2022

Location: Leisure Time RV Park Pavilion 514 Sawyer St. Cascade, ID 83611

Call to Order: 10:00am By: Ron Brown, President

Roll Call: Ron Brown, Tracy Leinen, Mary Wilkinson, Brad Baumberger

Quorum Established

FIRST ORDER OF BUSINESS: Request for Annual Meeting Minutes approval

Motion: Mary Wilkinson 2nd: Brad Baumberger “Shall the Board approve the Annual Meeting Minutes for July 16, 2022 as written & reviewed?” Discussion: None Call for Vote: 3 Approve Decision: Unanimous

SECOND ORDER OF BUSINESS: Request for appointment of new Board Member to fill a Board vacancy.

Kenny Remior has submitted his resignation effective yesterday, Aug. 12, 2022. The Board had requested HOA members submit their candidacy to the Board for the position that will become available Sept. 10, 2022 for the Ron Brown vacancy that date. The Board has chosen a replacement for Kenny Remior vacancy from that applicant list.

Motion: Tracy Leinen 2nd: Brad Baumberger “Shall the Board appoint Kay Panter to the vacant Board position effective immediately?” Discussion: None Call for Vote Decision: 3 Approve. Kay Panter accepted the appointment. He was asked to join the Board at the table.

OFFICER REPORTS

President: Ron Brown Ron announced that he submitted his resignation to the Board effective Sept. 10, 2022.

Anyone wishing to apply for the vacancy position may apply to: leisuretimervparkboard@gmail.com by Sept. 1, 2022 or hand-deliver to Tracy Leinen B37 or Mary Wilkinson F57.

Motion: Tracy Leinen 2nd: Kay Panter “I motion that the Board accept Ron Brown’s resignation with termination effective Sept. 10, 2022 after the Board Meeting that date.” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Treasurer: Tracy Leinen

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|-------------------------------|---------------|
| General Fund Checking | \$ 16,444.71 |
| General Reserve Account | \$ 113,568.89 |
| Reserve Account | \$ 30,373.26 |
| Debit Card Account | \$ 291.27 |
| Activities Debit Card Account | \$ 1,597.55 |

Aging Report:

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|------------|------------------|
| \$ 200.00 | Unpaid Dues |
| \$ 43.00 | Unpaid Late Fees |
| \$ ---0--- | Liens |

Motion: Mary Wilkinson 2nd: Kay Panter “Shall Board approve the Financial Report as presented?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Storage Lot Report: Tracy Leinen

Lot Total Spaces 98 Available Spaces: --0-- Waiting List: 3

Secretary Report: Mary Wilkinson

Mary reminds owners when sending an email to the Board to please sign with full name & lot number. Unique email addresses don't give a clue as to who wrote the email without digging into park records.

Committee Reports:

- **Activities Committee---**Jan Misch
Jan thanked all who participated in the Yard Sale annual event. The volunteers who provided baked goods and helped with sale and the 30 participants who had items for sale made the sale a great success. The Activities Committee raised \$314 and vendors were very successful.

OLD BUSINESS

Weed & Maintenance Notice Purpose & Process: Mary Wilkinson

Mary provided details on what has transpired to date on Weed & Maintenance Notifications.

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|---------|---|
| June 9 | Initial inspection of 379 lots—Time would be allowed for cleanup due to late Spring |
| June 27 | Re-inspection of lots—Held off sending notices in hopes folks would do clean up July 4 th weekend |
| July 5 | Re-inspection of lots. 67 Non-compliant lots; 12 cleaned and 13 additional needing attention. |
| July 8 | First Notices sent to non-compliant owners |
| July 12 | Re-inspection |
| July 26 | Re-inspection |
| July 31 | 2 nd Notices sent to 29 non-compliant owners & 1 st Notices sent to 8 non-compliant owners. |

Then Board started receiving emails. “Why my lot, I cleaned, want pics, give me list, etc.” These inspections take hours. The Board just asks you to do your part by cleaning & maintaining your lot.

Pool Signage & Update: Ron Brown

Ron advises the need of emergency exit signage. Indoor lighted signs at emergency exists (2) & an outdoor light at south emergency exit with sign posted on fence directing left or right egress.

Pavement at the outdoor area of emergency exits has been scored. It needs to be broken up & removed. Cement ramps must be built (ADA compliant). Cement will be mixed on site. Kay Panter offers to bring up his mixer for park to use for this project. Ron requested volunteers to help with the needed work. Tentative date: Sept. 10, 2022 after Board Meeting. Please contact Board at: leisuretimervparkboard@gmail.com

NEW BUSINESS

Mosquito Abatement Owner Suggestion Response: Tracy Leinen

A suggestion was submitted by Marcus Laumann E26 for mosquito control in pond areas. A product referred to as “dunks” effects mosquito larvae in ponds. Upon further research it was found that this is only effective in standing water, not moving water. Tracy found that blue gill & pan fish will eat larvae which would curtail the mosquito reproduction. Owner Karen Balch interjected that we could not transplant fish. Ron Brown advised that a few years ago a sterile carp were introduced into ponds but have not been seen since. The Board will continue with mosquito spraying throughout park on Monday & Thursday nights at 9:00pm.

Dust Control Owner Suggestion Response: Tracy Leinen

Henry Rau W14 suggested the park buy a water sprayer for the roads to control the dust. Tracy has purchased a sprayer with personal funds for her business property. She will test its efficiency in the park next Spring, using irrigation water only. Zero water cost to park. Kay Panter offered that he bought a 1 gal, product that can be diluted 50% and sprayed on dusty areas. He has tried in front of his lot. It seems to be effective but particles need to atomize better.

Lift Station Suggestion Response: Tracy Leinen

Tracy advises that Kay Panter has suggested we contact Idaho Power to check the lift stations to see if we are receiving adequate power. Kay adds that it could be dirty power which means not adequate voltage. This can cause problems. They would monitor and advise us of their findings. Possibly a surge protector would be needed. Caretaker, Tim Stiers, is checking the stations daily in hopes of avoiding blockage issues.

Re-Affirm Committees: Ron Brown

Ron asks the Board to re-affirm the following committees:

Activities Committee

Bylaw Committee

Communications Committee

FEMA Committee

Human Resource Committee

Motion: Tracy Leinen 2nd: Kay Panter “Shall the Board re-affirm the Activities Committee with Jan Misch as chairperson?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous Jan accepts the position.

Motion: Mary Wilkinson 2nd: Tracy Leinen “Shall the Board re-affirm the Bylaw Committee with Rick Dolan as chairperson?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous Rick Dolan not present.

Motion: Tracy Leinen 2nd: Mary Wilkinson “Shall the Board re-affirm the Communications Committee with Cindy Gillett as chairperson?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous Cindy accepts the position.

Motion: Mary Wilkinson 2nd: Brad Baumberger “Shall the Board re-affirm the FEMA Committee with Scott Montgomery as chairperson?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous Scott Montgomery not present.

Motion: Mary Wilkinson 2nd: Tracy Leinen “Shall the Board re-affirm the Human Resources Committee to consist of Board Members only?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Annual Appointment of Board Officers: Ron Brown

The Board is required to appoint its officers. Are there any motions to be made for these positions?

Motion: Mary Wilkinson 2nd: Kay Panter “I motion the Board approve Brad Baumberger as President of the Board of Directors of Leisure Time RV Park HOA commencing Aug. 14, 2022.” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Motion: Tracy Leinen 2nd: Brad Baumberger “I motion that the Board approve Kay Panter as Vice President of the Board of Directors of the Leisure Time RV Park HOA commencing Aug. 14, 2022.” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Motion: Brad Baumberger 2nd: Kay Panter “I motion the Board approve Tracy Leinen as Treasurer of the Board of Directors of the Leisure Time RV Park HOA commencing Aug. 14, 2022.” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Motion: Tracy Leinen 2nd: Brad Baumberger “I motion that the Board approve Mary Wilkinson as Secretary of the Board of Directors of the Leisure Time RV Park HOA commencing Aug. 14, 2022.” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Ron Brown, is considered Director-at-Large.

BOARD COMMENTS

Several comments were made by Board Members,

Kenny Remior was thanked for all his endless hours he devoted to Leisure Time through the years. The Board and membership gave him a large round of applause.

Thank you Bob Zach for weed eating the hillside behind your F1 property. Great job!

Thank you Susie & Curtis Duncan for donating window locks for the poolroom. Kids or owners forcing windows from the locked position broke several of the new window locks.

Thank you Tim Stiers & Rick Dammarell for making the park beautiful.

Thank you Steve Blake for the stair donation for the debris dumpster. Having observed use, the Board feels it is unsafe and a possible liability issue to the park. If an owner is unable to lift debris into the dumpster, you may leave it by the debris dumpster in the lg. paper bags used for this purpose. Tim, Rick or Tracy will pitch in and do them for you. You may purchase the bags very reasonably at the hardware store. No plastic bags.

Future scheduled Board Meetings: Sept. 10, 2022 Oct. 8, 2022

Leisure Time Pre-Approval Building Applications are available at Mary Wilkinson's F57. They are necessary for most projects. A City Permit may also be required. Be safe rather than sorry.

Storage Lot—Be sure to stay between lines. Perimeter spaces are between the fence poles and are numbered. It is a domino effect if you encroach on the adjoining lot. Please check your spaces.

We take pride in keeping park owner records updated. We need your updated information. Always complete the form you are provided, regardless of whether you had any info change.

Tracy advised owners of exorbitant water/sewer bill received. The Mayor of City advised her that the meters had not been read for 7 months and that those months bills did not reflect actual usage. When read, bills totaling \$8,000-\$9,000 were received by LTRV. Those have been paid and the meters are currently read once a month.

Thank you to all the volunteers that have helped us. Your generosity is greatly appreciated.

OWNER COMMENTS

Karen Balch: P29, P31 Unhappy that an owner/friend was forced to sell her place due to park moratorium on park model installation. Also complained of mosquito spray use and possible toxicity.

Board Member Mary Wilkinson response: Advised Karen & members that Karen had inspected the mosquito spray chemical a few years ago taking photos of labels. We have a licensed chemical supplier and products are safe. Mary also advised Karen that the Board's hands are tied regarding park models. Karen has brought this up numerous times at meetings. FEMA & City of Cascade regulations for installation of park models would cause non-compliance with park CC&Rs.

Shelly Heath: B37 Board tried ballot amendment (Annual Meeting) that would change percentage needed to change a CC&R. It didn't pass. Suggests that Karen get out and spread word on why that change was needed. Nothing can be done unless owners vote yes to change that percentage of yes votes needed.

Board Members: There are 379 lots, 282 owners. People are not participating in voting. We have to abide by the rules. The City would love to have more park models. It would increase tax revenue.

Karen Balch: P29, P31 Thinks the Board just points to everyone else as the problem.

Greg Corrie: B21, B23 Classic example of lack of communication. People aren't aware of the rules. It's important to participate.

Cindy Gillett: W6 Suggests a powerful letter of explanation be drafted on need to lower percentage needed to make CC&R changes.

Greg Corrie: B21, B23 Has a beautiful lot and wanted to install a park model.

Board Member Brad Baumberger: Inform monthly, encourage proxy votes.

Lou Haehnlen: 03 He is familiar building dept. officials. Explained flood plain regs as he understands them.

Board Member Ron Brown: Corrected Lou on an elevation statistic. Whole issue revolves around flood insurance required by financial institutions. Our rule has maximum 16 ft ridge height. With the FEMA/City rules they would exceed that height.

Board Member Brad Baumberger: Suggests owners provide their collective knowledge and provide to Board.

Greg Corrie: B21, B23 Not a power play. New subject: Suggests magnesium chloride be considered for roads.

Board Member Mary Wilkinson: That product has been used in past.

Marv Preslar: F25, E35, E37, E39 Details issues he had with purchase of a park model (existing) and need to pay sales tax on it.

Board Member Ron Brown: Advises owners FEMA will not change/city will not do variance. They need to comply or city will not receive funding.

Olin Balch: P29, P31 Mosquito spraying. Dead birds found (2020) . He sent off to WSU for testing. No definitive diagnosis. Advises Board to be careful.

Board Member Ron Brown: Previous Board hired employee applied spray wrong. New Board corrected the problem immediately. Protective gear and correct application procedures are being followed.

Karen Balch: P29, P31 Re-addresses concerns over park models.

Motion: Mary Wilkinson 2nd: Kay Panter " Shall Board Meeting be adjourned?" Approved.

Adjourned: 11:30am By: Ron Brown, President

Respectfully Submitted:

Mary Wilkinson
Board Secretary