

Regular Board Meeting Minutes

November 7, 2021

Leisure Time RV Park Subdivision Homeowners Association

Meeting Location: 514 Sawyer St., Cascade, ID—Clubhouse

Date/Time: Sunday November 7, 2021 12:00pm (noon)

Meeting Call to Order: 12:00 noon By: Carla Fewkes, President

Roll Call: Carla, Ron Brown, Tracy Leinen (Zoom), Mary Wilkinson, Kenny Remior

Proof of Notice (will be attached to minutes)

Quorum Established

First Order of Business: A request was made that the minutes of the Oct. 9, 2021 Board Meeting be approved.

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall Board approve, as reviewed, the Board Meeting Minutes of October 9, 2021?” **Discussion:** None **Call For Vote:** 4 Approve **Decision:** Unanimous

OFFICER REPORTS

President’s Report: Carla Fewkes

Fall cleanup is continuing in the park.

Financial Report & Storage Lot Report: Board Treasurer, Tracy Leinen

General Fund Checking \$ 14,955.07

General Fund Reserve Account \$ 32,196.00

Reserve Account \$ 18,869.29

Debit Card Account \$ 168.37

Activities Debit Card Account \$ 1,795.90

Aging Report: \$ 66.12 Overdue dues, liens, late fees

Storage Lot: No changes Waiting List: 5

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall the Board approve the Treasurers Report as submitted?” **Discussion:** None **Call for Vote:** 4 Approve **Decision:** Unanimous

COMMITTEE REPORTS:

Communication Committee: Carla Fewkes, Sponsor

Contact email on website has been updated to leisuretimervparkboard@gmail.com . It is working well.

HR Committee: Board Members comprise committee

This agenda item, discussion and motion for approval of Employee Agreement for Rick Dammarell Nov. 14, 2021-November 14, 2022 has been moved to Executive Session.

Audit Committee: Tracy Leinen, sponsor

The Financial Report/Review is completed. It will not be posted on the website as it is information for owners only and not for non-owner access. It will be emailed to all owners on the HOA members email list.

Discussion and motion to authorize Owners email re: review of LTRV financial records from 2015-2020.

Motion: Tracy 2nd: Mary “Shall the Board approve emailing the Financial Review to Association Members who have provided their email addresses to the Board, providing them the opportunity to look at it?”

Discussion: The list is update as of today’s date and the Communication Committee will be sending notification in 7-10 days. **Call for Vote:** 4 Approve **Decision:** Unanimous

Budget Committee: President, Carla Fewkes, committee members Treasurer, Tracy Leinen and Secretary, Mary Wilkinson.

Board Members reviewed the 2022 Budget. Increased costs and projected costs of regular expenses necessitate an Annual Dues increase. The suggested increase of fifty dollars (\$50) annually will bring the Annual Dues to six hundred dollars (\$600). The 2022 Budget will be posted upon approval.

Motion: Tracy Leinen 2nd: Mary Wilkinson “Shall the Board approve increasing the LTRV Annual Dues Assessment fifty dollars (\$50) for 2022 resulting in the Annual Dues Assessment becoming six hundred dollars (\$600) a year?” **Discussion:** None **Call for Vote:** 4 Approve **Decision:** Unanimous

Motion: Mary Wilkinson 2nd: Ron Brown “Shall the Board approve the reviewed Leisure Time RV Park Budget for 2022?” **Discussion:** There will be a year to date recap of budget with the posted monthly financials. **Call for Vote:** 4 Approve **Decision:** Unanimous

UNFINISHED BUSINESS

Annual Dues & Mailer: Treasurer, Tracy Leinen

Dues Notice including payment needed by 1/31/2022, Records Update, Storage Lot Application & Storage Rules will be sent out in December. After that date late fees will be applied.

Discussion and motion.

Motion: Mary Wilkinson 2nd: Ron Brown “Shall Board approve an Annual Dues Notice & documents be mailed by Dec. 27, 2021?” **Discussion:** Dues must be received by that Jan. 31st date . The postmark date will not be used as a payment received date. If one check is used to pay dues and for storage application and should storage application be denied due to unavailable space, then that storage application amount would be reimbursed. **Call for Vote:** 4 Approve **Decision:** Unanimous

2022 Meeting Schedule: President, Carla Fewkes

2022 Meeting Schedule is:

Board Meeting – Saturday May 14, 2022

Board Meeting – Saturday June 11, 2022

Annual Meeting – Saturday July 16, 2022

Meeting dates beyond July 2022 will be announced following the Annual Meeting.

Wood Windows Litigation Update: Vice President, Ron Brown & Treasurer, Tracy Leinen

Information is limited due to litigation. However, Icourts website, mycourts.idaho.gov, has documented timeline of lawsuit. There is a meeting scheduled with our attorney.

H Street Sewer Update: Vice President, Ron Brown

Board discussed a possible motion establishing a committee to investigate repair costs and payment options for a sewer line project..

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall the Board approve a Sewer Line Project Committee, with Board member Ron Brown as the sponsor with committee members appointed at a later date, to investigate repair costs and payment options?”

Discussion: The committee would provide options to raise the desperately needed funds for this project. There is no recourse with the park developer. Initial estimate of repairs was \$72,000. We should assume it might cost at least \$80,000 with rising material & labor costs. An evaluation of whether this would be Emergency Repairs or Capital Improvements should be done. The sewer lines will be flushed soon. The Board hopes this will get us through the winter. The committee input would guide the Board in their decision process.

Call for Vote: 4 Approved Decision: Unanimous

NEW BUSINESS

Deer Feeding Discussion: President, Carla

Owners email will be sent out encouraging LTRV Owners to follow Fish & Game guidelines which states feeding wildlife is discouraged.

Additional Board Comments:

Board Secretary reminds owners that minutes for meetings are usually completed within a couple of days of the meetings but she can not request posting until they are approved at the next board meeting.

ADJOURNMENT

Motion: Tracy Leinen 2nd: Kenny Remior “Motion made to adjourn the meeting.”

Meeting Adjourned: 12:42pm By: Carla Fewkes, President