

## MINUTES

May 26, 2012 Board of Directors Meeting

LEISURE TIME RV Park.....Cascade, Idaho

1. Meeting called to order at 1:05 pm by President Ron Bubb
2. Roll Call: Present were Ron Bubb, Ted Greer, Denis White, Fred McKennon, Darren Fitch
3. Minutes of the meeting from August 20, 2011 were motioned for acceptance by Denis White and a second was given by Ted Greer as written except with the exception of amending the road sanding was listed as D Street when it should have been shown as E Street. Motion passed unanimously.
4. Fred McKennon presented the Activities Committee Report. The activities committee is extremely active planning the activities for the year. New things such as Ladder Ball, Bean Bag Baseball, Line Dancing, Horseshoes and others are being considered as well as the normal activities from previous years. Once a list of approved activities and schedules are completed the committee will post the information in the glass billboards outside the clubhouse area. The Activities Committee is still looking for volunteers, especially males to help coordinate some of the activities. The first Food activity is scheduled for June 16<sup>th</sup> at the Pavilion and will consist of Hamburgers, Hotdogs and all the fixings. Donations will be graciously accepted.
5. A discussion regarding the Web Page was initiated by Ron Bubb. A new volunteer to administer the Leisure Time Web Page has come forward. Her name is Susan Sieben from Lot D9. Ron and the rest of the board will work with Susan on the transition. Also, the Riverside email address that is listed on the web page will be updated to facilitate a more immediate response to any inquiries from the Leisure Time Lot owners.
6. Denis White reported on the Storage Lot status. All but 4-5 lots have been rented. Weed spraying will be completed on June 6<sup>th</sup> if weather permits. Gate has been fixed and is in great working order.
7. Fred McKennon gave the Architectural Report. Only current pending application/permit is for the addition of a Park Model on lot A26. All paperwork has been approved and the Park Model is expected to be placed on the lot no later than the end of June 2012.
8. The Treasury Report was presented by Ted Greer. We are currently in Budget. The Cash Flow balance is \$126,093.77. \$25,000 was added to the reserve account at the beginning of 2012 which makes the total balance \$75,052.96. A motion was made to accept the budget as presented by Denis White and a second was made by Darren Fitch. Motion passed unanimously.
9. OLD BUSINESS: (A) All road sanding has been completed. A,E,Q,B,P and Sharon streets were sanded and graded as planned. Dust control for the park is scheduled to be applied during the week of May 28<sup>th</sup> 2012. (B) There is approximately \$2000 left in the sanding budget and will be used to purchase sand to finish up trail sanding from C Street to Sharon Street and from Sharon Street to B Street. It will be spread using a Bobcat and completion date is planned for

no later than July 31<sup>st</sup>. (C) The pressure tank project has been completed and is generating a savings in energy bills averaging \$125/month. During the process it was discovered that Leisure Time Phase I Irrigation was affected so a cross-over valve has been ordered to resolve the issue and installation is planned for some time during the week of May 28. The annual Cascade Free Dump Days are June 6-June 9 thus the Leisure Time Park clean-up has been scheduled for June 9. (E) Keys have been made and distributed to all board members as well as a few "key personnel" within the park as planned.

10. **NEW BUSINESS:** (A) The current laundry room situation was discussed. There is a concern about the current percentage that Leisure Time retains from the usage of the washer/dryers. Darren Fitch made a motion to investigate several scenarios that could possibly improve the money retained in the future. A second was made by Fred McKennon and the motion passed by a vote of 5-0. Ron Bubb will approach the current owner of the equipment for further discussion. (B) The Hot Tub problems were discussed. A motion was made by Ron Bubb to look into our options for the repair or replacement of the current Tub. A second was made by Ted Greer and the motion passed by a vote of 5-0. Fred McKennon will be gathering bids for review. (C) Ted Greer made a motion that we investigate the request for a Dog Park area that was made during the Leisure Time Forum earlier in the morning. After discussion it was determined that it was an idea that deserved some strong consideration and that a volunteer committee would be requested to organize the project during the June 16<sup>th</sup> forum session. It was proposed that the park be built and maintained by volunteers and donations. A tentative location was suggested which is located just below the storage lot on the park side in the hillside grassy area. A second to the motion was made by Denis White and the motion passed with a 5-0 vote. (D) A motion was made by Ron Bubb to request that Riverside send out notification letters to all Leisure Time lot owners making them aware of the park's annual meeting/elections scheduled for July 14<sup>th</sup>. The request will be that the notifications will be mailed at least 40 days prior to the meeting. A second was given by Darren Fitch and the motion passed 5-0. (E) A motion was made by Darren Fitch to see if access could be made with Leisure Time to leverage off their experience with companies that they use in their Property Management activities for maintenance/service issues. Such as plumbers, electricians, landscape companies etc. This would give the board a basis on building a contact list to address issues as they may arise. A second was made by Ted Greer and the motion passed 5-0. Ron will request the information from Skip. (F) The drainage issues were discussed and after a drive by the board through the park looking at the affected areas, it was determined that most areas could be resolved with additional sand/gravel while a couple of other areas would be best served by a trench/drain type solution. The sand/gravel areas will be fixed in the next couple of weeks and a firm plan on the trench/drain areas will be thought about and discussed at the next meeting. Darren Fitch made a motion to proceed with this decision and Denis White gave a second. The vote passed 5-0.
11. Next Board Forum/Board meeting is scheduled for June 16<sup>th</sup>.
12. A motion was made by Ron Bubb to adjourn the meeting. Fred McKennon made a second and adjournment was made with a 5-0 vote.
13. Meeting was adjourned at 4:15 pm.