

Leisure Time RV Park Subdivision Homeowners Association
514 Sawyer ST.---P.O. Box 1510
Cascade, ID 83611

ANNUAL MEETING & ELECTION MINUTES

Location of Meeting: Leisure Time RV Park Pavilion

July 16, 2022—9:00AM

Meeting Called To Order: 9:05 am By: Brad Baumberger, Vice President

Ron Brown was unable to be present at today's meeting so as Vice President I shall perform the duties of the President for the Annual Meeting.

Roll Call of Board of Directors : Brad Baumberger, Tracy Leinen, Mary Wilkinson, Kenny Remior

Excused Absence: Ron Brown

Proof of Notice: Notice was sent and will accompany the filed minutes.

Recess for Registration & Voting: Tracy Leinen discussed the CC&R proposed amendment on the ballot so that members were clear on its purpose.

The purpose of the proposed CC & R amendment on the ballot is to allow Leisure Time RV Park Subdivision Homeowners Association the ability to update CC&Rs with a lower percentage of membership YES votes. Voting YES on the Amendment will change the current 75% affirmative votes, which are required, to a more achievable 51% simple majority. The proposed amendment on the ballot will require 75% affirmative votes to pass. If passed, 51% YES votes will be needed for future CC&R changes. Currently 285 minimum YES votes are needed for the HOA membership to make changes. With a passed amendment change only 194 YES votes would be needed.

At the June 11, 2022 Board meeting the directors discussed this issue and approved putting it on the Ballot. Members in attendance were allowed to ask questions. Additional explanation of the need for the amendment was provided. The Board also included a full explanation in the Annual Meeting Notice as well as on the Ballot you will use today. CC & R suggestions were also solicited at the 2021 Annual Mtg. The Board **has not** discussed any future CC&R changes.

Motion: Tracy Leinen 2nd: Mary Wilkinson "Shall Board recess to allow for election vote process to take place?" Discussion: None Call for Vote: 3 Approve Decision: Unanimous

Brad Baumberger: The meeting will recess for voting & registration to take place.

Reconvene to take place at 10:00am

Reconvene: 10:00am Meeting called to order by: Brad Baumberger, Vice President

Roll Call: Brad Baumberger, Tracy Leinen, Mary Wilkinson, Kenny Remior

Last Call for Voting: Brad Baumberger

Brad directs the Election Committee to proceed with the Ballot process. He announces we will continue with the Annual Meeting Agenda at this time. A question, answers & comment period is on the agenda after the announcement of the Election results. Owners will have the opportunity to address the Board and membership at that time.

Establish Quorum: Brad Baumberger

A quorum of a minimum of 38 represented lots was established by registration.

Request for Approval of Minutes of Preceding Meeting(s)

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall the Board approve the Board Meeting minutes of June 11, 2022, as written & reviewed?” Discussion: None Call for Vote: 3 Approve Decision: Unanimous

Financial Report---Treasurer Tracy Leinen

- General Fund Checking \$ 11,880.99
- General Fund Reserve Account \$ 136,065.45
- Reserve Account \$ 30,372.75
- Debit Card Account \$ 119.01
- Activities Debit Card Account \$ 1,345.17
- Income To Date 2022 \$ 256,331.06
- Expenses To Date 2022 \$ 104,213.96
- Pool Project Donations \$ 7,149.00

Tracy thanked the project donors for their generous contributions.

- Aging Report:
 - \$ 600.00 Unpaid Dues
 - \$ 117.50 Unpaid Late Fees
 - \$ ---0--- Liens

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall Financial Report be approved as presented?” Discussion: None Call for Vote: 3 Approve Decision: Unanimous

President's Report: Presented by Brad Baumberger

- **Board Accomplishments:** Brad thanks all of the volunteers, employees and fellow Board Members who made these accomplishments possible.
 1. Prepared and distributed all Annual Dues Notices. Collected and recorded all payments made with a two (2) person verification process. Tracked all late payments due, billed late charges and processed all info necessary for potential liens.
 2. The Treasurer, Tracy Leinen, compiled all financial records for submission to the HOA accounting firm, Lamm & Co., and reviewed the Financial Reports submitted to the Board by them before posting on park website.
 3. Negotiated and approved settlement for Wood Windows Litigation
Recovered all windows & doors from Wood Windows.
Replaced slider doors with windows and emergency exit doors with Alan Bingham's assistance and hired cement block work that was needed to install properly.
The window trim/finish work was completed by Don Buckmaster. Paul Davis volunteered to do all the caulking.
Board members Kenny Remior, Ron Brown and Caretaker Tim Stiers & Rick Dammarell assisted as needed.
Painting will be completed in the fall after pool is closed.
Disposed of all the old windows & doors.
 4. Advertised, interviewed & hired our summer workers for 2022 season.
 5. Thawed & flushed T-connection that services the park sewer lift stations and is necessary for discharge of sewage to the Cascade City system. Prepped installation site for the purchased 700gal. vault needed to house the insulated T-connection which will make it accessible for flushing, pumping, and reading of the required outflow meter year-round.
 6. Repaired or serviced lift station pumps as needed. We presently have one (1) backup pump.
 7. H-ST sewer line was installed at an improper grade by the developer 25 years ago. It continues to be an issue in the winter months. The line freezes which blocks adequate flow to the lift station. It was necessary to heat/flush/pump the line to resolve the problem.
 8. P-ST lift station required numerous pumping's as a pump failure caused sewer lines to backup in that section of the park. Several pump truck trips were needed to correct the sewage issue.

9. The roads were graded twice. Heavy rains created numerous potholes. Dust control was put off until May 19th. Within 36 hours of the application, we once again received a series of downpours. This made the application ineffectual. The product did not cure. The service provider was contacted. Brad asked Tracy Leinen to present an update.

Tracy Leinen:

Tracy was able to contact the service provider. She expressed the park board & owners' deep disappointment with the product's performance. The company offered to re-apply the product at cost. That amount was in excess of \$7,000. Tracy feels this would not be financially beneficial to the park. The product is apparently water soluble so results could be the same if we received more rain. She encourages owners to water roads in front of their lots if the dust is an issue but to be as frugal as possible. Driving the speed limit or lower mph will be a great help.

Kenny Remior mentions that watering will increase the water bills.

10. The old wood stove was removed from the pavilion. It did not meet safety code.
11. Numerous irrigation sprinkler heads, timers and fittings were repaired or replaced.
12. The pond water wheel pump was removed and serviced.
13. Common Area grounds were cleaned of winter debris.
14. The pavilion interior & exterior was cleaned, as well as tables, windows and appliances in preparation for the summer season.
15. Eighteen park street lights were replaced. They were purchased late 2021 to avoid 2022 cost increases. Three additional lights will be purchased to complete the project.

- **Current & Future Projects:** Brad Baumberger

1. We have tried to stay one step ahead of possible issues. This is a year-round endeavor given the age of the park infrastructure. Repair, replacement and maintenance of the equipment, systems and grounds is never-ending.

- **Introductions:** Brad Baumberger

Thank you to our employees for their efforts throughout the year.

- Tim Stiers/Caretaker
- Rick Dammarell/Year-round parttime employee
- Don & Ardyce Buckmaster/Summer workers

PREVIOUSLY Requested Membership (owners) Matters for the Agenda: None

Acknowledgment of Committees: Brad Baumberger

Our thanks to all committees & volunteers for their efforts throughout the year.

1. Activities: Jan Misch & volunteer committee members
2. Bylaws: Rick Dolan & committee members
3. Communications: Cindy Gillett & Newsletter/Chris Dolan
4. Election: Chris Dolan & volunteers
5. Employee Policy & Procedures: Kay Panter
6. FEMA: Scott Montgomery

Unfinished Business

Reminder of Park Rules—Mary Wilkinson

- Obey the Speed Limit throughout the park. Vehicles, ATV's, UTVs, motorcycles, Ebikes, Scooters
Please respect the Board & your neighbors by following this rule. We should not have to scream at you to slow you down.
- Stop Sign---All means of transportation. No rolling stops. No exceptions.
- Building Permits---Available at F57---City permits are required, as well, for many projects.
- Temporary RV & Tent Permits---10-year rule applies—Available at F57 & on website.
- 10 yr rule applies to renter's RVs. Tent trailers must be self-contained.
- Owners are responsible for seeing renters (long or short term) comply with park rules. Bed & Breakfast occupancy is allowed. Complaints should be submitted to the owner or the bed & breakfast company. Violations that infringe on your property should be reported to the Board.
- No blocking Strand River access. Much better compliance this year to date.
- Pool Room doors are for emergency exit only. Pool room rules apply to every owner & guest. There is no access from outside through these doors.
- Dumpsters are for household garbage only. Breakdown cardboard boxes and place them in cardboard dumpster only. No dumping of microwaves, BBQs, TVs, building materials, carpet, chairs, etc. It is your obligation to take it to the DUMP! Do not leave items outside

of dumpsters. If you have an item, you think someone might want, set it at front of your property with free sign for couple of days. If no takers, you must then take it to the dump.

- Yard Debris dumpster allows tree limbs, brush, leaves, etc. and raw lumber only. No nails, paint, stain, etc. No plastic bags. Any commercial removal of your trees requires your contractor remove all debris from the park.
- Ping Pong in pavilion is great but please see that balls are all picked up.
- No Common Area ground is allowed for personal use. No antennas, dishes, flagpoles, spraying, etc. No tents, decks, pavers, etc.
- Familiarize yourselves & family, renters, and guests with park rules.

- Leisure Time has not authorized the current Facebook accounts that use the park name. Generally, Board members do not look at the posts. And rarely will a member respond and only then to provide a clarification. We strongly encourage you to use the following email account to contact the Board for a direct reply to a question or to make a comment. **leisuretimervparkboard@gmail.com** We suggest you receive your park information from the park website where Financials, Minutes and Announcements are updated regularly. The CC&Rs and Bylaws are available there. We also send email notifications when needed. Website address: **leisuretimervparkonline.com**

- Laundromat---Clothes cannot be left unattended in machines. Common courtesy is encouraged so that others have access to the washers & dryers. The 4th of July weekend was terrible.
- Weed & Maintenance Notices were sent. We are grateful to those owners who have responded to the notice by attending to their lot needs. As the notice & CC&R explain, it is not only weeds that need attention but misc. materials that need removal and necessary repairs made that have been overlooked. Please stand out in front of your lot and see what others see. Well-kept properties keep all our property values up.

- Wood campfires are not allowed. Propane only. Community firepit behind clubhouse is for 18 yrs. or older and must be extinguished after use.

- Last, but not least, please remember your Board members should not be expected to be available 24/7. We give 100% in dedication, personal funds to offset expenses and hours upon hours of labor. This saves the park thousands of dollars in management & labor costs. We strive to run the park efficiently and meet your expectations. We are available to answer your questions, just not around the clock unless there is an emergency. If drapes are drawn, we're not available. If we're out doing a physical job in the park, that's not a good time. And please, be civil. Demanding our attention and immediate results is not a respectful approach to any Board Member. We hope you understand.

New Business: Brad Baumberger

Kay Panter is introduced as the volunteer assisting the Board of Directors in a Grant process regarding the Sewer Line issue on H-St.

- **Grant Process Sewer Line Report:** Kay Panter

At the time the sewer lines were constructed, the developer did not place this section of line at the proper depth. As a result of this improper depth sewage freezes & backs up the sewage. A roto-rooter is needed to unplug the obstruction(s). Investigation makes clear that the line needs to be placed deeper and at correct grade. A grant was applied for in the Summer of 2021. Leisure Time was approved to apply for a 25% grant which allows us to participate in planning meetings, completion of extensive forms and the time to determine if this process (possibly 2 yrs.) is the best way for the park to proceed. DEQ (Dept of Environmental Quality) and the City of Cascade Mayor have been very helpful. Until something is done, the problem will persist.

Election & Ballot Issue Results---Brad Baumberger

All Ballots have been witnessed and verified.

- The CC&R Amendment to decrease 75% yes votes needed to amend the CC&Rs to 51% yes votes for future amendment changes was on the ballot. 285 yes votes were required to pass the amendment. If passed, only 184 yes votes will be required to amend the CC&Rs.
- YES 137 NO 63 Amendment Failed Only 200 Ballots were cast on this issue.
- Vote results for 3- year term on the Board of Directors effective August 1, 2022

Candidates:

- Brad Baumberger 185 Declared winner
- Shelly Heath (write-in) 7

Thank you to all who participated in our voting process.

Q & A /Comments from Members---2 minute limit ---Brad Baumberger & Tracy Leinen

1. Beverly Wilson (A20)----Has difficulty getting yard debris into the dumpster. Tracy Leinen will take care of for her.
2. Charles Brown (F39)----Voiced concern of expense of sewer line repair as 1-1/2 yrs. ago was projected costly.

3. Carla Fewkes (J3)----Requests pool be opened 2 weeks early with March 15th open date so that when grandchildren are here for spring break they can use the pool.
4. Martin Fewkes (J3)----**Motion:** “I move the pool be opened on March 15th of each year?”
Discussion: Tracy Leinen explains as side note that water costs are up this year. Charles Brown (F39) questions if that will impact pool? Tracy Leinen says no, just background info she felt should be presented. Pool is drained every winter, cleaned, repaired if needed and refilled. Takes a week to get temperature up. **Call for Vote:** 57 Yes votes and 92 No votes. Hand count of lots represented in person and by proxy. **Decision:** Motion Failed
Question posed why proxies were allowed to vote: Tracy Leinen read the Member’s Proxy Form which explains in detail that: “The Proxy shall have the full power, as the Lot Owner’s/Association Members substitute, to represent the Lot Owner/Association Member and vote on all issues and motions that are properly presented at the meeting(s). Should the Lot Owner/Association Member be present at the named meeting, then they may withdraw the Proxy designation by registering to vote the day of the meeting.”

Park Model FEMA

5. Olin Balch (P29 P31)----Concerns on park model heights required. Board responds on CC&R maximum 16 ft height restriction. There are talks underway on raising elevation of the “Strand” to eliminate the FEMA foundation requirements due to elevations. Scott Montgomery is working on this and will be reporting as progress is made.
6. Rea Peterson (C8)----Reports she has been trying to get a park model for some time and elevation is the issue for foundation height requirement.
7. Kathleen Brady (D2 D4)----She has talked to Scott Montgomery and is reviewing his documentation and proposal.
8. Paul Kasl (P10 P19) Has owned P19 river lot for 3 yrs. He has sold it as his conclusion is that building inspector and city want to say yes to everything FEMA wants.
9. Paul Davis (D14)----Wants owners to know that he built a deck and City required he get a FEMA permit for the deck at cost of \$60. Conversation with City indicates FEMA gives permit for Park Models but with their requirements it would exceed the CC&R maximum height requirement.
10. Bob Allen (D37)----Suggests a height variance could be a solution.
11. Tracy Leinen----Board Member---Advises owners of a park Defibrillator located at the front porch area of Caretaker residence.
12. Val Allen (Q8)----Says voting is 75% total votes of those present. Tracy Leinen/Board member responds that follow-up can be done with those not present and who did not vote, to give them the opportunity to vote.
13. Kimberly Severns (F32)----Voiced concerns on pond flow, water wheel, 2nd water wheel & mosquitos. Board members explain pond flow subject to river flow. Inlet and outlet flows

are not controlled by the park. Second water wheel was removed as there was not enough flow for its operation. Mosquito spraying is done twice weekly.

14. Olin Balch (P29 P31)----Informs owners on algae situation at Cascade Lake. Tests are being done on the reservoir. As a veterinarian, Olin discourages pet use of ponds. Be prudent to avoid health problem.
15. Evan Aldrich (A45 B46 B48)----Evan thanked the Board as a whole and individual Board Members for their very hard work on behalf of the park. He was supported by large applause by those present.
16. Karen Balch (P29 P31)----Advises she is a veterinarian. Informs owners there are various types of algae in still bodies of water. Lists technical terminology. With extended heat, water heats and then there is an overgrowth of algae. A neurotoxin might be present.
17. Cathy Gibson (I-5)----Thanks the Board for the new street lighting.
18. Val Allen (Q8)----States we are not in compliance with Dark Sky Ordinance. Tracy Leinen/Board Member explains we are working with the inspector. There are dimmer switches. Three (3) new lights are to be ordered. They will be tested for how dimmer control adjusts. We will comply. We will meet code. There were many good comments by others.
19. Dave Hagen (D39)----Lights are in blue light range. They need lower kelvin rating. Says they are damaging to wildlife and one's sleep cycle.
20. Kay Panter (C10)----Advises folks that the more they want, the more it costs the park. Mary Wilkinson/Board Member provides comparison for a park cost. If you lived just outside of park the water/sewer resident rate is \$80 per month. That is \$960 per year. Owner annual dues are \$600 per year. Pretty good deal.
21. Karen Balch (P29 P31)----Wants to make a heartfelt comment. Feels so badly for those unable to put in park model due to moratorium.
22. Craig Sheets (F42 F44)----Inquires about putting speed bumps on blind corner at F & P Streets. Wants to know if any speed bumps available. Mary Wilkinson/Board Member offers that there are 4 speed bumps. They are at her F-St, blind corner lot. She had a neighbor that was willing to install them for the park. She reconsidered though as she felt someone in the park would complain that if they were installed there, she would be getting special treatment since she is on the Board. Craig was advised that special spikes are needed and that the speed bumps are to remain in place year-round. He will buy the hardware needed for installation. Mary informs owners speed bumps on D-St were purchased by Kenny Remior.

23. Shelly Heath (B37)----Shelly suggests, rather than more speed bumps folks need to police themselves. It won't be as dusty if you make a conscious effort to slow down.

24. Jack Sides (C39 C41)----Jack inquires about irrigation wells. He is advised a new one was drilled circa 2014-2015 but came out dry. He also asks about sewer line grade. Grade in H-St area was not at the required 4% grade when developer installed.

Adjournment

Motion: Mary Wilkinson 2nd: Tracy Leinen “Shall the 2022 Annual Meeting & Elections be adjourned?” Call for Vote: approved unanimously

Time: 11:40am By: Brad Baumberger, Vice President