

Regular Board Meeting Minutes

May 20, 2023

Date: May 20, 2023

Location: Leisure Time RV Park Pavilion

Time: 10:00am

Meeting Called to Order: 10:17am **By:** Brad Baumberger, President

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

Quorum Established

Secretary requests approval of Board Meeting Minutes explaining this is the first Board Meeting since last October, therefore the minutes of that meeting could not be approved until today's meeting

Motion: Mary Wilkinson 2nd: Kenny Remior "Shall board approve the Board Meeting Minutes of October 29, 2022, as written & reviewed? Discussion: None Call for Vote: 4 Approve Decision: Unanimous

President's Report: Brad Baumberger

Owners are welcomed back. Park has had rough winter.

Attendees are advised that questions and comments may be made after meeting is adjourned.

New employees have been hired. Mark Voiselle/groundskeeper, Mike Kuljis/clubhouse maintenance and Jim McBrearty/caretaker are introduced. Michell Moore/clubhouse maintenance is working.

Treasurer's Financial Report: Tracy Leinen

General Fund Checking	\$ 57,438.43
General Fund Reserve Account	\$ 172,635.48
Reserve Account	\$ 50,389.02
Debit Card Account	\$ 215.35
Activities Debit Card Account	\$ 1,309.74
Past Due Annual Assessment	\$ 1,095.00
Liens	-----none----
Late Fees Due	\$ 162.45

Storage Lot Report: Tracy Leinen

Total Spaces	92
Spaces available	2
Waiting List	3

Keep area around your storage place clean of debris & weeds.

Old Business

Speed Limit: Brad Baumberger

When potholes are present the speed limit seems to be obeyed. After grading the roads then many vehicles are exceeding the limit. Mary Wilkinson adds that the limit applies to all vehicles, including golf carts, ATVs, UTVs, motorcycles and ebikes.

Current & Projected Expenses: Tracy Leinen

Street Lighting

One owner's complaint about the brightness of our new street lighting was received. Other owners have felt the new lighting has added to the security and safety within the park and that if it was necessary, they just closed their blinds. The Board was unable to work on this issue/complaint this winter & spring due to snow depths. Testing will be done. Compliance will be researched regarding the "Dark Sky Ordinance". Bulbs may be able to be changed on the 21 lights. The manufacture will be contacted. Other solutions will be considered. Idaho Power did approve of the street light installation. The Board was not negligent. Cost is unknown at this time to resolve this one complaint.

Lift Stations

Two (2) grinder pumps have been ordered for the G-St Lift Station. Cost for the two (2) pumps is approximately \$4,500. We are waiting their arrival. A licensed electrician is required for the installation. Quote received is \$7,383.88. A second total pkg. bid was for \$40,000. We have had continuous problems with the G-St location. Every time a capacitor fails it is \$90. It has happened frequently. Grinder pumps (2) that were installed at the P-St station have been working very well. Tracy asks the owners to please comply with the rules. Only bodily waste & toilet paper should go into the sewer system. NO sanitary wipes.

Swimming Pool

The Board budgeted for pool expense but unexpected major repairs are needed. The cost will be substantial. Boise service companies are unwilling to come to Cascade as they are faced with employee shortages. Since leaving the park caretaker position (2015-2020), Bill McFarlane has

received certification for pool maintenance & repairs. He currently provides service to Kelly's Whitewater for the City pool, He is familiar with our system. He has agreed to provide us with an overview & quote for repairs on the pool infrastructure. Brief exam has determined the vacuum safety release system/control box is malfunctioning. The circulation pump is cracked. Boiler appears clogged, vacuum pole is missing and float control valve is inoperable. A more in depth inspection will be performed. Rough estimate for repairs is currently \$13,000. Board knows many owners bought into the park because of the pool amenity. They are hopeful that the repairs will be financially possible. The pool is currently closed.

Road/Dust Control

A \$15,000 quote was received last year for dust abatement for the park perimeter streets. The product actually used in 2022 was not effective. The Board has requested a quote for 2023 using a different, proven product. We are awaiting that quote.

New Business

Common Area & Improvements Rules & Regulations: Mary Wilkinson

Mary advises these rules & regulations (not CC&Rs) need updating in a few areas. She can present a draft of the needed changes for the Board review. Implementation could then be discussed. Kenny & Tracy recommend that a clause advising owners not mow the lawn areas be added.

Computer: Mary Wilkinson

The park laptop has been down for three weeks. The tech was unable to fix the issue over the phone. It was shipped to him. It was broken in shipment. He is attempting to get everything downloaded on the external hard drive. We will have to purchase a new laptop. Tracy has worked on getting a claim processed through the post office.

Clean Up Volunteer Workers

A volunteer group of owners will be meeting at noon today to help with the excessive grounds cleanup needed. They will meet at Sharon St. pond area. Anyone else wanting to assist these volunteers, were asked to meet the work crew there. Tracy advises owners that the large debris dumpster has been emptied four (4) times this year at a cost of \$500 per load. There is a "free" dumpster day at the City parking lot across from fire dept. May 27th-June 8th for yard debris. It is also mentioned that the County will be offering "free" Transfer Station dumping for everything else June 14th-June 17th.

Building Permits: Mary Wilkinson

Mary advises owners that the City & FEMA require a permit for ALL improvements made on lots in the park. Exception: Fences. It is obtained through the City Building Inspector at City Hall. The park requires permits for all improvements including fences. You may pick up the park permit from Mary Wilkinson F57.

Records Updates: Tracy Leinen

Tracy requests owners provide Records Updates that were with Dues Notices this year. Several are missing. It is necessary to complete these every year.

Thank You

Mary Wilkinson thanks all those who donate tools to the park. Thank you Kay & Rosie Panter, Tom & Cathy Schneider, Jack & Ginger Barker & Stan Stinson. Others donated cash or offer of tools to come. We now have an updated inventory of tools & equipment belonging to the Association. It should be updated by future Boards to prevent disappearances of park property.

Tracy Leinen would like to thank an anonymous donor and the Turnquists, Shelly Heath (washer repair & cleaning), David Miller (sm. Engine repair), Mark Voiselle (snow removal & lift stations), and Ron Brown (his knowledge, lift stations & zoom).

Motion to Adjourn: Paul Davis 2nd: Tracy Leinen Approved

Meeting Adjourned: 11:09 by Brad Baumberger, President