

## Board Meeting Minutes

November 18, 2020

Meeting called to order: 1:07 P.M. by Ron Brown, President

Roll Call: Ron Brown, Stan Stinson Jr., Tracy Leinen (in phone contact),  
Kenny Remior, Mary Wilkinson Quorum Present

Treasurer's Report: Unchanged from 5 days prior

### **OLD BUSINESS**

#### **Minutes:**

Board has reviewed the Meeting Minutes of November 12, 2020.

**Motion:** Stan 2<sup>nd</sup>: Tracy

“Shall the Board Meeting Minutes of November 12, 2020 be approved as read?”

Call for Vote: 4 Approved Decision: Unanimous

**Motion:** Kenny 2<sup>nd</sup>: Stan

“Shall the Executive Session Minutes of November 12, 2020 be approved as read?” Call for Vote: 4 Approved Decision: Unanimous

#### **Re-Hire of Rick Dammarell:**

Board found motion was necessary for Re-Hire of Rick Dammarell as Caretaker Assistant as he needed to be considered New Hire.

**Motion:** Mary 2<sup>nd</sup>: Kenny

“Shall Board approve the hiring of Rick Dammarell as Part-Time Caretaker Assistant?” Call for Vote: 4 Approved Decision: Unanimous

### **Lift Station Pump P-St:**

One of the sewage pumps from P-St. location and deemed in operable was pulled by the previous board and previous caretaker. It was stored in the Storage yard. Another pump was supposedly ordered and sitting in Ohio waiting for shipment with the cost to be several thousand dollars. To date the new Board has not been presented any quotes, contracts or background information. Upon Board inspection of the pump it was found the wiring had been cut on it. This should not have been done at time of removal as you should not have spliced wires when re-installing after repairs. This will be an added expense to repairs. The pump will be taken to Boise for evaluation and likely repaired, hopefully saving the park a considerable expense. Should replacement be necessary that will be done with the proper quotes for comparison before ordering.

**Motion:** Stan 2<sup>nd</sup>: Mary

“Shall the Board authorize transport of lift station pump to Boise for an evaluation to determine if it is repairable, repair it if deemed practical, or order a suitable pump for the system after acquiring quotes for comparison?” Call for Vote: 4 Approved Decision: Unanimous

### **Clubhouse Vacuum:**

The previous caretaker reported that the clubhouse vacuum was destroyed as someone had not replaced a vacuum bag and that running it without that bag destroyed the unit. Culprit undetermined.

**Motion:** Kenny 2<sup>nd</sup>: Stan

“Shall the Board approve the expense necessary to repair the clubhouse vacuum (which is a commercial unit) and purchase an additional vacuum as backup to be used as needed?” Call for Vote: 4 Approved Decision: Unanimous

### **Secretary of State Filing:**

A Board is required to notify the Secretary of State (Idaho) of any change of Board members of the HOA. Riverside Management performs this function for us. Riverside was provided the necessary information and request. They made the filing immediately, sending us the proper documentation.

**HOA Requested Documents:**

As of November 16, 2020, there had been no return of property from the recalled board other than a pile of keys found in a storage room. The Board will review the list of submitted property demands for the recalled board and determine priority items so that a smooth transition might occur. Riverside Management will demand all HOA property, documents, legal & board correspondences, security and other information must be surrendered. There should not be any further delay by the recalled board. It becomes costly to the HOA when this information has to be researched & demanded, rather than provided voluntarily from all of the recalled Board members.

**Budget Committee:**

The Board needs to appoint a Budget Committee. Past expense records for the past two years will help determine fixed expense approximates. Ron Brown, Stan Stinson and Kenny Remior (Board Members) are all very familiar with projects and improvements that will possibly be necessary in 2021. Board has authorized payments on many expenses that were unpaid or had returned checks due to the recent court action and timely submission. As soon as current balances on accounts are provided, then the Budget for 2021 will be written.

**Motion:** Kenny 2<sup>nd</sup>: Tracy

“Shall Board approve a Budget Committee consisting of all Board members who will contribute the necessary information needed for writing the 2021 Budget?”

Call for Vote: 4 Approved Decision: Unanimous

**Cell Phone:**

Previously, Ray Frechette (recalled board member), was said to have been purchasing a cell phone for our recently terminated Caretaker. It is unknown if that was done. The Board will investigate and retrieve said phone if that is the case.

## **Association Dues**

The Board does not have accurate and updated records of our financial standing

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due to many outstanding and returned checks needing re-issue. Unfortunately, the bank was not provided the timely notification to clear the problem checks. The Treasurer, Tracy Leinen, has had multiple contacts with the bank to remedy the issue. At this time, it would be impossible to justify any need for an association dues increase. The Board is in full agreement that they do not want to impose an increase at this time.

**Motion:** Mary 2<sup>nd</sup>: Stan

“Shall Board retain Association Dues at the current rate of \$550.00 annually?” Call for Vote: 4 Approved Decision: Unanimous

## **Western Heating:**

The de-humidifiers in Pool Room are crucial to keep moisture on walls and ceilings at a minimum. One of those units is not working. The Board feels this neglected issue needs to be addressed as soon as possible. **Motion:** Kenny 2<sup>nd</sup>: Stan

“Shall the Board approve an inspection of the inoperable de-humidifier and a preventative check on the system, repairs if possible and service as needed by Western Heating?” Call for Vote: 4 Approved Decision: Unanimous

## **Bank & Riverside:**

Tracy reports several checks in need of re-issue by Riverside has not been done. She has been on the phone several times with Riverside demanding they contact each vendor that has not received payment or who had checks that would not clear and the need for Riverside to personally ensure those vendors that payment will be forthcoming. Riverside will comply.

Meeting Adjourned: 1:40 P.M. by Ron Brown

Respectively submitted by,  
Mary Wilkinson, Secretary