Leisure Time RV Park

Board Minutes---August 9, 2014

Meeting called to order by President Alan Bingham 8:07am

Roll Call: Al Bingham, Mary Wilkinson, Joe Young, Tracy Leinen, Scott McDonald

Association members in attendance advised this not an open quorum.

July 26, 2014 Board minutes approved as previously read.

Treasurers Report: Joe Young Computer being repaired. No update. $611 Washer/dryer revenue and $500 return funds from Activity Committee. Al Bingham requests that a Summary financial report be posted rather than full page report. All other members feel full report needed for transparency. Suggestion made to have both posted. Motion/Mary 2nd/Tracy Shall board post full financial budget report in addition to summary statement. Ayes 3 Nays 1 Passed by majority vote.

**Unfinished Business**:

Non-profit status: Alan explains original filing with Idaho for Non-profit status. We pay $10 per year and pay taxes on interest income only.

Mosquito Abatement: Alan’s research determines mosquito abatement outside of park boundaries (strand & trail) would need certification and permits. Motion/Scott 2nd/Joe Shall board authorize Mosquito Abatement to be on LTRV Park property only? Ayes 4 Unanimous

Deep Well Pump: Research in progress on why pump runs continuously. Tracy requests Alan contact Darren Fitch for past history. Mary provided document that might be helpful in research.

Sewer Line Flushing: Flushing of lines on going research and will be a budgeted item if required.

CampHost Trailer: Clarification of host trailer parked on “common area”. CC &R rules do not apply to common areas. Notices posted and Web Page message explanation.

Conflict of Interest: Board agrees necessary to have Conflict of Interest policy. Motion/Mary 2nd/Joe Shall Board have Scott provide Conflict of Interest Statement for Board review? Ayes 4 Unanimous

Performance Evaluations: Board members are to review job description of Caretaker separately and then provide their ideas. Scott has significant experience and can provide Board a sample that might suit LTRV Park needs. Motion/Mary 2nd/Tracy Shall Scott provide & advise Board on performance evaluations for employees? Ayes 4 Passed with Majority vote.

Activity Committee Report: Dene Greer presented report. Noted coming events on calendar. Also discussed desire to contribute to certain projects with park Board and previously provided their past meeting minutes and written concerns for Board review. Board requested they provide a “Mission Statement” indicating overall purpose of the Activity Committee. We were advised of Joe Young removal as treasurer of the committee and changing of their officers. Board advised they check with bank to see if requirements still fulfilled with this change.

Security Cameras: Don Weber, park resident, has been reviewing/researching cameras purchased by park to see if they will fulfill park security needs. He checked out both types and either will work well. There are 4 cameras with a system. Locations recommended and need for internet access. They have a monitor. Would need wireless router within 200ft for service. Frontier offers 3 yr contract for $65 and possibly less for non-profit. Need Static IP Address. Don thanked for all the time and effort put into this research for the park.

Treasurer Postage: Motion/Mary 2nd/Tracy Shall Board authorize purchase of stamps for Treasurer to use for Riverside mailings? Ayes 4 Unanimous

Treasurer Log Report: Board discusess need for log report of receipts submitted by Caretaker as they want to more clearly be able to review Caretaker purchases with Debit Card. Joe advises he will provide.

Irrigation: Al reports section 1 irrigation in place. Section 2 & 3 use city water. A review of in pump station system previously, determined $19k cost. Motion/Mary 2nd/Joe Shall board continue review of irrigation system considering all alternatives for 2015 budget? Ayes 4 unanimous.

Major Projects: Motion/Scott 2nd/ Al Shall board research & continue due diligence on any project whose liability, noise, cost, etc impact association members and bring their results to association Board Meetings if they feel project viable? Ayes 4 unanimous

Activity Committee Liaison: Joe to remain liaison to committee and to re-enforce committee connection to the Board.

Storage Lot Report: Denis White, liaison for Storage Lot, reports one vacancy in lot. Denis has requested that motion passed at last meeting changing dates for lot rental application deadlines be rescinded and leaving as previously dated. Board will not rescind motion. We will have Feb. 1 application due date, Feb. 15 forfeit date and Mar 1 available date for waiting list. He is to review applications with Riverside and see that all pertinent info/warnings are specified on that application.

**New Business:**

Authorization Slip: Al presents an “authorization slip” for review by board that he hopes will help eliminate guests using facilities/lots without owner presence and unaware of the rules of the park. Card system at Clubhouse entrance would eliminate some issues, but familiarity with rules vital. Motion/Tracy 2nd/Mary Shall Board authorize placement of authorization/permission slips (with rules included) for Lot & Park amenities use on Web Page and in Clubhouse that when completed must be presented if requested by any association member? Ayes 3 Nays 1 Roll call vote: Tracy, Joe, Mary---Aye Scott---Nay Passed by majority vote.

Email from members: Four emails received that voiced thank yous, concerns, & suggestions, as well as one with complaints against new board. All were reviewed in this meeting. Response to these members will be continued by Al Bingham. Complaints against the Board were handled individually by each appropriate director in order to continue with promised transparency.

Weeds in Storage Lot: Al will see that Camp Host is assigned weeding in storage lot.

Weed Standard: Motion/Scott 2nd /Joe Shall board form committee of Tracy & Mary to create Weed Standard for the park and to present to Board for review? Ayes 4 unaninous.

Pond Chemical Signs: Motion/Mary 2nd/Tracy Shall Board authorize purchase of all weather signs to comply with EPA standard for posting pond areas warning chemical use? Ayes 4 Unanimous

Web Updates: Motion/Tracy 2nd/Mary Shall board members present for review any updates they feel needed to Web Page and upon final presentation of copy to be authorized for submission to Webmaster for posting? Ayes 4 Unanimous

Proposed Amendment: Motion/Joe 2nd Scott Shall board remove from Web Page & CCR hard copies on file and on web page, 2004 amendment (5 pages) that were a proposed amendment but never recorded document and inadvertently placed with recorded documents? Ayes 4 Unanimous

Chemical Log: Al to see that monthly chemical log be provided by Caretaker for files. Riverside, on site board copy and caretaker file.

“The Log Yard”: Reviewed service that could be provided by Richard Helberg, “The Log Yard”’, for removal of yard debris. Lot owner Bob Allen made intial suggestion and contact with board followup. Mr. Helberg present at meeting to discuss details. Motion/Joe 2nd/Tracy Shall board authorize hire of “The Log Yard” & Richard Helberg for yard debris removal with LT to provide dumpster, preferably metal, with removal cost to not exceed $200 per trip? Ayes 4 Unanimous

Drainage Concern: Drainage concern of lot owner will be addressed by Al Bingham. Literature on “Flo Well System” presented to Al for review. He is to call Stan Stinson for followup.

Snow Patio Covers: Al approached cover issues. Permanent vs temporary. Research and review needed.

Newsletter: Motion/Tracy 2nd Scott Shall board authorize removal of Newsletter from Web Page as no longer current and has no editor. Ayes 4 Unanimous

Caretaker Liaison: Darren Fitch was approached by the board concerning Caretaker Liaison position, and the possible need to relieve Al Bingham of his fill-in position he acquired upon resignation of past director/liaison. The board will leave further discussion of this issue within an Executive Session. Association members were asked to leave the Board Meeting.

Respectfully submitted:

Mary Wilkinson, Secretary

These minutes reflect a corrected version posted 8/25/14