

## REGULAR BOARD MEETING MINUTES

**Date:** September 14, 2024

**Place:** Leisure Time RV Park  
514 N. Sawyer St.  
Cascade, ID 83611

**Time:** 10:00am

**Meeting Called to Order:** 10:05am **By:** Paul Davis, President

**Reminder:** This is a Board Meeting. No owner participation. Q&A after meeting adjourns.

**Roll Call:** Paul Davis, Fairn Foshay, Tracy Leinen, Mary Wilkinson, Shelly Heath

**Quorum Has Been Established**

**Proof of Notice:** The notice will be filed with meeting records.

**Request for Previous Minutes Approvals:** Mary Wilkinson, Secretary

**Motion:** Mary Wilkinson 2<sup>nd</sup>: Fairn Foshay

"I motion the Board approve the Board Minutes for August 10, 2024 as written & reviewed."

**Discussion:** None

**Call for Vote:** 4 Approve --0-- No **Decision:** Unanimous

**President's Report:** Paul Davis

1. Pond Water Supply---Cascade Lake & river level is low and therefore does not provide our ponds a water source. Lake levels are impacted by the fire fighting water needs for planes & helicopters. Our water wheel is shut down. Pond levels are very low. Maintenance will be done.
2. Tree Trimming---Fall tree trimming of common areas is being done by Stephen. Owners should consider the same as it might help with winter snow load damage. A dead tree on common area by pavilion will be cut down by a tree service company.
3. Leaves---As fall sets in the leaves start falling. Leaves on lots must be raked up and disposed of in the leaf & limb debris dumpster up by the storage yard. Do not put any plastic bags or any lumber that is painted/stained or has screws/nails into this dumpster. Raw wood only. DO NOT PUT ANY OF THIS DEBRIS IN THE GARBAGE DUMPSTERS!!!

**Treasurer's Financial Report:** Tracy Leinen, Treasurer

General Fund Checking	\$ 11,387.59
General Fund Reserve Account	\$ 221,728.81
Reserve Account	\$ 69,579.00
Debit Card Account	\$ 291.17
Activities Debit Card Account	\$ 1,161.95

Liens ---0---	
Outstanding Dues	\$ 247.45 (1 owner)
Late Fees Due	\$ 89.20

**Storage Lot Report**

Total spaces	93
Spaces Available	--0--
Waiting List	3

**Motion:** Shelly Heath 2<sup>nd</sup>: Mary Wilkinson

"I motion the Board approve the Financial Report as presented."

**Discussion:** None

**Call for Vote:** 4 Approve --0-- No **Decision:** Unanimous

**Activities Committee Report:** Sue Tatosian

Sue reports 53 people have signed up for today's Potato Bar. The committee is furnishing the potatoes & fixin's. There will also be chili provided. It will be accompanied by potluck desserts. She reminds owners of the Code Red emergency program the Sheriff's Office provides and suggests everyone get signed up. She thanks the committee for their generous help. She has made a suggestion box available for any 2025 event ideas owners might want to submit. Tracy Leinen advises she is working on getting donations of product to have a "S'mores" get together before season's end. Paul Davis adds a thank you to Jan Misch for her past efforts on behalf of the committee.

**Unfinished Business**

**Weed Notices Update:** Shelly Heath

Aug. 21<sup>st</sup> inspection found 34 lots still in non-compliance. On Sept 14<sup>th</sup> there were only 6 left. She expects those to be completed. She started with 135 notices so considerable improvement has been made.

## **New Business**

**1. Liaison Change for Activities Committee:** Tracy Leinen

Tracy advises that she has found she has enough responsibilities and would like to have another Board member be the Liaison.

**Motion:** Tracy Leinen 2<sup>nd</sup>: Shelly Heath

"I motion that Activities Committee Liaison, Tracy Leinen, be replaced by Mary Wilkinson."

**Discussion:** Paul asks if Mary accepts. Answer, yes.

**Call for Vote:** 4 Approve --0--No **Decision:** Unanimous

**2. Snow Covers:** Mary Wilkinson

Reminder:

Temporary, free-standing, tied down covers and approved shade/gazebo type structures are allowed for ATV's, UTV's, snow mobiles & golf carts winter protection. They may not be used for any other motorized or electric vehicles. Trailers, fifth wheels & motorhomes may have temporary covers. Temporary covers may only be used for this purpose Oct. 1<sup>st</sup> through April 30<sup>th</sup>. New affixed roofs to trailers, fifth wheels & motorhomes will not be permitted. Tarps are considered temporary covers. Commercially manufactured fabric covers are allowed year-round if needed and in good condition.

**3. Thank You email from Resident:** Tracy Leinen

Email received by the Board is read into the minutes:

"Neil & I wanted to let the Board know how impressed we are with the state of the laundry area. Every time we have been in there it is immaculate. The machines are in working order and super clean. The washrooms are also sparkling clean. The staff who are responsible should be commended for their diligence. On that note—The park in general looks fantastic. Always trimmed & so tidy. Stephen works so incredibly hard at keeping everything working and looking good. From big things like maintaining waterwheels and trimming trees to smaller things like not just mowing down the daisies but always mowing carefully around them so we can enjoy them. His attention to these details is the reason why the park has never looked better in our 5 years here. He is a true asset for LTRV."

**4. Variance Request of 10 yr. Rule by Owner:** Tracy Leinen

Tracy read email request received from owner regarding a variance request for an RV on lot D37 that did not comply with CC&R 10 year rule. Tracy then responded with the following information:

August 13, 2016 the Board re-affirmed with a motion that the Board follow the CC&Rs regarding the 10 yr age rule for installation of RV's into the park. Legal counsel had advised that Boards not make exceptions.

November 12, 2020 the Board re-affirmed with a motion "to follow the CC&Rs and not make exceptions" to the 10 year rule.

The only exception is if a documented EMERGENCY exists, in which case a temporary permit would be issued. Example: Fire Evacuations Shelly Heath added that there has been 3 prior requests from other owners for this variance and that they were informed of the rule. General board conversation reinforces the need for a rule that applies to all RVs installed in park and that those installed prior to being 10 yrs old are grandfathered.

**Motion:** Mary Wilkinson 2<sup>nd</sup>: Fairn Foshay

"I make a motion the Board deny the request received for a variance on the Ten Year Rule for RV installation."

**Discussion:** Paul Davis suggests the costs of RV's might warrant future change on that rule. Mary explains you shouldn't differentiate between cost of a unit.

**Call for Vote:** 4 Approve --0-- No **Decision:** Unanimous

## 5. **Temporary Pet Enclosures:** Shelly Heath

Rule Reminder: Temporary Pet Enclosures are permitted April 15<sup>th</sup> thru Oct. 15<sup>th</sup> and any permanent enclosure must meet CC&R requirements. Tracy Leinen added that enclosure permits are a one time permit and apply year to year. Those in violation will be sent a 2 week notice if fence not in compliance with rule or dates.

## 6. **Gravel F57:** Mary Wilkinson

FYI the gravel laid at F57 was at owner (Mary Wilkinson) personal expense. No park funds were used to repair or enhance a Board Member lot. Paul Davis added that I-St road gravel was paid by I-St. lot owners.

## 7. **Storage Container Temporary Permit:** Tracy Leinen

C-St park model roof damage due to a fallen tree has required repairs to be made from the inside of the park model. The owner has requested a storage container be allowed on the lot as the interior property must be stored while the work is in progress. It will be placed .within lot boundaries.

**Motion:** Tracy Leinen 2<sup>nd</sup>: Mary Wilkinson

"I motion the Board allow a temporary storage container on the lot while the work is being done."

**Discussion:** None

**Call for Vote:** 4 Approve --0-- No **Decision:** Unanimous

## 8. **Storage Shed 2<sup>nd</sup> Notice:** Tracy Leinen

Tracy reports that a new shed on F-St has been located incorrectly on the lot. The owner was sent a notice and gave no response. A second notice was sent. The owner did respond and indicated that they would move it in October, acknowledging that it was owner responsibility. CC&Rs indicate a shed be placed on back portion of the lot. Paul Davis

added that he will be meeting with the City of Cascade regarding their setback requirements.

**9. Backhoe Incident:** Tracy Leinen

Board was advised of damage caused by the backhoe to a parked RV in the storage area. The Board will review the statements, estimate of damages, etc. and determine how to proceed. Caretaker was backing up after crushing yard waste debris bin when backhoe arm swung, striking a parked RV in storage lot. The owner has been contacted and will provide estimates.

**Board Comments**

**Tracy Leinen:**

An unleashed dog incident occurred. An owner walking their leashed dog was confronted by the unrestrained pet. No one was injured. Reminder: All dogs must be on leash or contained within your property.

**Mary Wilkinson:**

Mary hands out suggested calendar for 2025 Board Meeting dates to the Board. She has received the tentative list of events and dates from the Activities Committee. She has attempted to meet their suggested dates while considering holidays and the need for the Board to schedule a minimum of six (6) required meetings. The Annual Meeting date must also be determined. She asks the Board to get back to her ASAP.

**Adjournment**

**Motion:** Shelly Heath 2<sup>nd</sup>: Mary Wilkinson

“I make a motion to adjourn.”

**Call for Vote:** 4 Approve **Decision:** Unanimous

**Meeting Adjourned:** 10:41am By: Paul Davis, President

Respectfully submitted by:  
Mary Wilkinson, Secretary