

REGULAR BOARD MEETING MINUTES

Date: June 11, 2022

Location: Leisure Time RV Park Pavilion
514 Sawyer St.
Cascade, ID 83611

Call to Order: 10:09am By: Ron Brown, President

Announcement: Zoom connection is malfunctioning. Signal is not connecting. No Zoom participation today.

Roll Call: Ron Brown, Kenny Remior, Mary Wilkinson, Brad Baumberger

Excused Absence: Tracy Leinen called in but Zoom connection not possible.

Quorum Established: Yes

FIRST ORDER OF BUSINESS: Request for previous minutes approval

Motion: Mary Wilkinon 2nd: Brad Baumberger "Shall Board approve the Regular Board Meeting Minutes, as written & reviewed, for May 14, 2022?" Discussion: None Call for Vote: 3 Approve Decision: Unanimous

OFFICER REPORTS

President: Ron Brown

No report given

Treasurer: as provided by Tracy Leinen

General Fund Checking	\$__22,920.93__
General Fund Reserve Account	\$__136,062.10__
Reserve Account	\$__30,372.25__
Debit Card Account	\$__381.20__
Activities Debit Card Account	\$__1,507.56__

Aging Report Balance:

\$__650.00__	Unpaid Dues
\$__106.00__	Unpaid Late Fees
\$__0.00__	Liens

Storage Lot Report: as provided by Tracy Leinen

Available Spaces: --0--

Waiting List: --2--

Committee Reports:

Activities Committee---Mary Wilkinson for Jan Misch

May committee minutes were read. Members: Jan Misch, Jen Stiers. Volunteers: Kathleen Brady, Sharon Becker and Marlene Clouss. Others have offered an interest in volunteering and will be contacted. There were fewer attendees at the Ideas Mtg. Weekly card games have started with Pat Gibson assembling the group. The Memorial Day Weekend BBQ/Potluck had 40 attendees despite

the cooler weather. There will be another potluck on Saturday June 18th. Italian theme with a signup sheet on bulletin board in Clubhouse for the sidedishes. Several activity ideas were discussed. Current schedule:

June 18th---Italian Potluck—Main dish provided

July 3rd---Park Parade, BBQ & Birthday Party (Jolly family sponsor)

Aug. 6th---Yard, Craft & Bake Sale

Sept. 3rd---Ice Cream Social

OLD BUSINESS

Pool Room Project Update: Kenny Remior

The new windows are all installed. Caulking of windows remains. There is still work to be done on the Emergency Doors.

Paul Davis volunteered to do the caulking. The Board appreciates his offer. In the fall when the pool has been closed and the cement block area is dry (no humidity), it will be painted.

Road Grading/Dust Control Completion: Mary Wilkinson

The dust control solution was applied May 19th. A marked plat was provided to Caretaker, Tim Stiers & Ron Brown so that they could mark streets appropriately for the application. There were limited streets being done this year due to increased cost. Individual residents who have provided their email addresses to the Board were notified that they could signup and pre-pay for application in front of their property. Thanks to Ann & Scott Montgomery for contacting their P-St neighbors and getting them on the list and to the individual owners who contacted Mary expressing their interest as well. It's important for owners to read your emails. The company did a great job. The Board is pleased with the results.

NEW BUSINESS

Common Area Use Request: Ron Brown (CC&R reference 2.16 Satellite Receivers/Antennas)

An owner requested permission to place a satellite dish on Common Area land behind his lot as he is getting poor reception due to the growth of a neighbors tree. The Board cannot authorize personal use of common areas. The owner spoke and was provided suggestions. Height restrictions apply. Owner might be able to make arrangements with a neighbor but any cable ran under the road must be contracted with service provider and approved by the Board.

CC&R 2.16 "Satellite Receivers and Antennae---All television satellite receivers, antennae and aerials shall be of small, compact size in keeping with the scale of the subdivision. Satellite television receivers shall be 36" or less in diameter. Under no circumstances shall any television antenna or radio aerials extend more than 6' above the highest point on the roof of a recreational vehicle."

Street Sign Location Request: Mary Wilkinson

An owner has requested a street sign relocation. The current location impedes access to the lot for parking. Owner is willing to do all labor and install properly after Board determines proper location.

Motion: Mary Wilkinson 2nd: Brad Baumberger "Shall Board approve the relocation of a street sign as requested with the requesting owner to be responsible for all labor and expense?" Discussion: None Call for Vote: 3 Approve Decision: Unanimous

Rules Reminder: Mary Wilkinson

The Board once again reminds all owners, guests and renters that park rules must be followed. Speed limit is 10mph. All drivers of vehicles, carts, ATVs, UTVs, motorcycles and bicycles must stop at stop signs and follow the speed rules. Please be sure all children and grandchildren are made aware of this rule. Keep in mind that if you don't see any traffic in the stop sign area, the rule to stop still applies. These rules apply to your contractors. Ron adds new reflective signs were installed last year. Headlights will reflect on the signs. Lighting not necessary. Kenny reminds owners that the Sheriff's Office cannot enforce speed limits in the park. Mary adds that the city would have to do a traffic survey. Then, any speed limit posted would probably be much higher than the park current rule.

Speed Bumps---These were damaged when removed in past. Speed Bumps on D-St were purchased by Kenny Remior and were not removed. Plowing does not cause damage as snow level/pack is considered. Brad suggests that speed bumps might impact quick response by fire & emergency personnel.

No Fireworks allowed.

No open wood fires. Propane outdoor fire pits only.

Dogs on leashes!

Temporary Tent & RV Permit - 14 day limit 1 RV Per lot/10 year age applies. On Web. Forms. Leisuretimervparkonline.com

Weed & yard cleanup notices will be going out soon. Time to cleanup.

Dumpsters—Kenny Remior advises that garbage pickup is Thursdays only. There is one (1) dumpster to be used for cardboard only and that boxes must be broken down. Other dumpsters are for household garbage only. They are not for things like BBQs, microwaves, chairs and remodel debris. You must dispose of these type items at the dump!!! If you think someone might want what you are getting rid of then offer it at your lot. Do not leave it at the dumpsters!!! This is very costly to the park. If owners fill dumpsters with their large trash then there is no room for approved trash. Dumpsters overflow. Please comply with rules.

Annual Meeting & Election: Mary Wilkinson reports in absence of Tracy Leinen

- The meeting will be called to order at 9:00am, Saturday, July 16th. The meeting will then recess for voting and reconvene at approx. 10:00am. You must register to vote and to be assigned your ballot(s).
- Annual election ballots may only be cast from 9:00 am-10:00am on day of the Annual Meeting July 16, 2022
- An Annual Meeting Notice will be mailed to all owners or emailed if that is your preference. You will be advised of the candidates for the open Board position (1) and any ballot item that might require a member vote.
- Proxy forms will be made available upon request if you will not be present that day. Mary has some available today if you want to assign a proxy. If you assign a proxy and then attend the meeting, your proxy can be rescinded.
- Volunteers will be utilized to register voting members and to count the votes. Contact Christine Dolan W6 or a Board member.
- Number of ballots allowed per owner = 1 per lot
- Results will be announced during the Annual Meeting

The Board was asked if they had comments or suggestions.

Mary Wilkinson---The LTRVP current CC&Rs (7.4) require an affirmative vote by 75% of owners to amend any covenant or restriction. This would require that 285 lots (1 vote per lot) vote YES to approve that amendment change. This makes passage of any CC&R change almost impossible. Mary recommends that the percentage be reduced to a simple majority of 51% which would require 194 YES votes for passage. This is still a difficult task but more attainable for future amendments. We will still need those 285 YES votes this time to pass this amendment to the CC&R's. The owners have voiced their opinion that changes to the CC&Rs are needed. She suggested that this change is the only way we might be successful at ever getting the CC&Rs updated.

Brad Baumberger---Brad would like the Board to consider a motion on this issue.

Motion: Brad Baumberger 2nd: Mary Wilkinson “Shall the Board approve placing a CC&R amendment on the ballot for the Annual Meeting & Elections which, if approved, would reduce the current 75% YES vote requirement for approval of an amendment to a 51% simple majority of YES votes? Discussion: It was confirmed that this motion does not change a CC&R but merely places it on the Ballot for an owner vote. Call for Vote: 3 Approve Decision: Unanimous

Thank you to Volunteers flower bed cleanup: Mary Wilkinson

Thank you Andrea Laird & Neil Lyons for volunteering your time and energy to cleaning & weeding the B-St/P-St common area flower bed. Great job!

Response to owners:

- 1) There is Management Company savings of approximately \$2500 per month by having an accounting firm only that charges \$300-\$400 per month. Collection of dues, mailings, notices, storage lot, billings and recordkeeping are performed by the Treasurer/Tracy Leinen and Secretary/Mary Wilkinson with assistance of communication committee when applicable.

Ron Brown, Kenny Remior and new Board member Brad Baumberger handle the common areas/infrastructure issues, spending many hours attending park needs.

- 2) The Ballot process for the Elections was explained. Voting at the Annual Meeting is based on the new Bylaws that went into effect July 25, 2021. The Board must follow those Bylaws. Write-in candidates will be allowed but there will no longer be nominations from the floor. Nomination forms were mailed to owners. Proxy forms and nomination forms are available today as well.

Adjournment: 11:17am By: Ron Brown, President

Respectfully submitted by:

Mary Wilkinson

Board Secretary