

Regular Board Meeting Minutes

October 9, 2021

Leisure Time RV Park Subdivision Homeowners Association

Meeting Location: 514 Sawyer St., Cascade, ID—Pavilion

Date/Time: Saturday, Oct. 9, 2021 10:00 AM

Meeting Call to Order: 10:02AM by: Carla Fewkes, President

Roll Call: Carla Fewkes, Ron Brown, Tracy Leinen, Mary Wilkinson, Kenny Remior

Proof of Notice: (Attached to minutes file)

Established Quorum

First Order of Business: Request that minutes of the Sept. 4, 2021 Board Meeting be approved.

Motion: Tracy Leinen 2nd: Ron Brown “Shall the Board approve, as reviewed, the Board Meeting Minutes of Sept. 4, 2021?”

Discussion: None Call for Vote: 4 Approved Decision: Unanimous

OFFICER REPORTS

Financial Report & Storage Lot Report: Board Treasurer, Tracy Leinen

General Fund Checking \$ 3,000.96

General Fund Reserve Account \$ 61,255.28

Reserve Account \$ 18,868.97

Debit Card Account \$ 515.30

Activities Debit Card Account \$ 1,795.90

Aging Report \$ 66.12 Overdue dues, liens, late fees

Storage Lot: There are 101 total spaces which will be expanded to 102 next year. However, ten (10) are non-usable. Ninety one (91) are in use this year with four (4) owners on waiting list. There will be Ninety two (92) available spaces in 2022.

Tracy announced that the Preliminary Audit Report has been completed and provided to the Board for review. After discussion and review it will be decided how this will be shared with the Association.

Motion: Mary Wilkinson 2nd: Ron Brown “Shall the Board approve the Financial & Storage Reports as presented?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

COMMITTEES:

Communication Committee: Carla Fewkes, sponsor

The Communication Committee has appointed a new member, Don Grundhauser. He will assist the committee with creating a standard file naming system for documents posted on the Web Page.

UNFINISHED BUSINESS

Swimming Pool Update: Tracy Leinen

Tracy has asked Steve Chandler to submit a Charter for the Swimming Pool Committee that would assist the Board with Chemical & Safety issues revolving around the Swimming Pool. Steve acknowledges that he has agreed to do this.

Wood Windows Litigation Update: Ron Brown

Information is limited due to litigation.

Facts:

Sept. 2 Discovery Request was filed (Questions to Wood Windows). 30 days to respond.

Sept. 24 Wood Windows attorney requests time extension on the Discovery Request and a potential mediation discussion.

Sept. 24 LTRV attorney notifies Board that a trial date has been set by the court for Sept. 22-23, **2022**.

Borton-Lahey Litigation: (This item added to the agenda with permission of the Board President)

Aug. 27, 2020 Recall Election appointed new Board. Borton Lahey was notified that the new Board did not authorize any further expense by that law office after that date. Bills continued to be submitted while the recalled Board contested the results. The current Board has received notice from a collection agency that the HOA owes in excess of \$25,000 for legal expenses incurred. The current HOA attorney, Laura Burri, made notification that per Court decision that the new Board was found to be the authorized Board as of Aug. 27, 2020 and was not responsible for this debt.

NEW BUSINESS

Annual Dues Increase Consideration—Carla Fewkes & Tracy Leinen

Carla notes this has been a hard budget year. It may be necessary to raise the dues. Tracy adds it has been a very challenging financial year and that the Board is trying to save wherever possible. And, yes, it is a definite consideration to raise the dues. The budget draft for 2022 is in process and a determination can be made upon its completion. Mary Wilkinson adds that if owners lived one block into town they would be paying approximately \$80 per month just for sewer and water, adding park dues are a very good deal for what you get. Tracy reads the Annual Dues Assessment History for the past ten (10) years to those in attendance. 2012 thru 2017 the dues remained \$461. In 2018 they increased to \$500 (8.5% increase) and again in 2019 to \$550 (10% increase). They were not raised in 2020 or 2021.

An owner in attendance, says she will get an attorney and file suit if we raise the dues. Mary Wilkinson reads the following C.C. & R which references the Boards authority to raise the dues.

CC & R 4.3.1---“The maximum annual assessment may be increased by the Board each year by not more than then percent (10%) above the maximum assessment for the previous year without a vote of the membership of the Association.....”

Irrigation: Ron Brown

The seasonal shutdown & blowout of system has taken place. The water has been turned off. The blow out of the system lines has taken place. All hoses, timers, etc. have been stored for the winter.

Water Wheel: Ron Brown

Ron advises he is paying for the rest of any installation costs for the second water wheel which he has located to the immediate right side of park entrance.

Garbage Complaint: Mary Wilkinson ---The Board received a message from a lot owner that there was garbage strewn all over the deck and lot of a neighboring lot with some on common area ground behind the lot and near the pond. Tracy Leinen & Mary Wilkinson responded and cleaned up all the garbage as the owner or guest was not present. Garbage creates a health risk and should be removed from property when lot not in use. There has been no response from the email sent to the owner to date. Tracy adds when friends and family use a lot or residence they need to be responsible. Don't set out garbage for critters to get into and please comply with quiet times.

Lighting Complaint: Tracy Leinen

Tracy was notified of a bright light infringing on an owners sleep. A light in a small enclosed garden patch of a neighboring lot was the issue. Tracy Leinen contacted the light lot owner. Tracy was advised that the owner would place a cover over the enclosed garden so that the grow light would not bother the neighbor. Tracy believes the issue is resolved. This is a neighbor to neighbor issue and as such, folks should be able to resolve without asking for Board intervention.

An owner in attendance at the meeting adds there is a "dark sky ordinance" in the city.

2022 Meeting Schedule Handout for Consideration: Mary Wilkinson

A handout was provided to the Board for review which suggested possible 2022 meeting dates.

Key Fob Request: Ron Brown

Ron advised Board that a contractor that services owners in the park has requested a key fob. No action taken.

Lot Fall Cleanup: Mary Wilkinson

Mary recommends removal of construction material from lots & decks unless there is an active building permit. Prepare for winter.

Tracy advises most lot owners have now complied with weed and trash removal. Keeping lots clean of all debris helps with everyone's property values. Excess park costs are incurred for dumpster use when whole trees are taken down (on private lots) and not removed from park by a contractor and then the park dumpster is used for its disposal. We have had enormous bills for this dumpster. Limbs, leaves, weeds, etc are okay to dump as usual. Whole trees must be chunked and removed from your lot. If utilizing the dumpster, Tracy suggests owners help defray the costs with Lg. trees \$150, Medium Trees \$100, Small Trees \$50.

Wood Stove Removal Authorization: Ron Brown

Bill McFarlane donated a pavilion wood stove when he was caretaker. He was notified and given the opportunity to remove it as it was not legal to use in its condition. He did not respond. Ron requests permission to dispose of the stove.

Motion: Tracy 2nd: Mary “Shall the Board authorize removal of the wood stove in the pavilion for scrap due to its condition and safety issues?” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Lg. Willow Tree Removal: Tracy Leinen

A large willow tree at corner of P & B St (common area) was removed Sept. 30th. A Beaver had damaged it. The Board wanted to preserve the tree and felt it possible. Before the trunk was wired, the beaver returned doing extensive damage which made the tree unsafe to let stand. Owners are advised to place chicken wire loosely around any poplar, willow, aspen, leafy trees. Do not attach to the tree. The Board received an email from a renter in the park which is read into the record.

“It has come to our attention that a believed beaver is the culprit for the reasoning behind the deciduous tree being cut down within the last week near the pond on the corner of P Street across from B. We, _____, witnessed a man with a hatchet hacking the above-mentioned tree a few weeks ago. Consequently, we are angered that an innocent beaver—that does not exist within the park—is blamed for the destruction. The act of utilizing a hatchet and then placing the damage on a beaver is cowardly. Just so that a tree that you felt was undesirable would be removed. We fine this another reason to highlight the changing atmosphere within our community that should not be allowed.”

Board Additional Comments:

Ron Brown: Signage—Private Property—NO Public River or Strand Access

An initial vote at Aug. 14th Board meeting authorized 6 speed limit signs be purchased and installed. This can wait until Spring. A Private Property sign is important to install now due to hunters accessing the river via the park.

Motion: Mary Wilkinson 2nd: Tracy Leinen “Shall Board install a park entrance sign indicating “Private Property—NO public river or City strand access.” Discussion: None Call for Vote: 4 Approve Decision: Unanimous

Ron Brown: Summer Worker Resignation

Ron announces the resignation of Bert & Sue Patrick as LTRV our summer workers. He provided a copy of the resignation submitted to him to the Board. Bert & Sue were present and were thanked for all their hard work over the years. They advise the Board and attendees that they will be renting in the park so will be seeing everyone next year.

Carla Fewkes: Snow list

Carla advises Board that the caretaker has gone to Communications Committee requesting owners provide snow storage permission. Tracy advises that there has been a list for some time and it is kept current. The caretaker, will be provided the updated one for this coming winter plowing season.

ADJOURNMENT:

Kenny Remior and Tracy Leinen request the meeting be adjourned.

Meeting adjourned 11:00am Carla Fewkes, President