

REGULAR BOARD MEETING MINUTES

Date: October 14, 2023
Place: Leisure Time RV Park
514 N. Sawyer St.
Cascade, ID 83611
Time: 10:00am

Meeting Called to Order: 10:01am By: Paul Davis, President

Roll Call: Paul Davis, Fairn Foshay, Tracy Leinen, Shelly Heath, Ron Brown

Quorum Established: All present

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

Request for Minutes Approvals: Shelly Heath/Secretary

Motion: Shelly Heath 2nd: Fairn Foshay

"I motion that the Board approve the Board Meeting Minutes for Sept. 9, 2023 as written & reviewed."

Discussion: None

Call for Vote: 5 Approve --0-- No --0-- Abstain **Decision:** Unanimous

President's Report: Paul Davis

1. Pot holes have been filled again. Rain damage to roads.
2. All the hoses have been rolled, labeled & stored for the winter.
3. Painting maintenance on clubhouse & pavilion has been done.
4. Many trees have been trimmed back or removed as needed.
5. Thanks to employees for their hard work. Park looks great!
6. Thank you Jan Misch for Activities Committee work this year. Thank you Kenny Remior for help blowing out the sprinklers.

Treasurer's Report: Tracy Leinen

General Fund Checking	\$ 8,688.30
General Fund Reserve Account	\$ 135,842.73
Reserve Account	\$ 50,420.71
Debit Card Account	\$ 3,839.90
Activities Debit Card Account	\$ 1,268.84

Liens ---0---
Outstanding Dues \$ 95.00
Late Fees Due \$ 74.45

Storage Lot Report

Total spaces 92
Spaces Available --0--
Waiting List 1

Motion: Shelly Heath 2nd: Fairn Foshay

“I motion the Board approve the Financial Report as presented.”

Discussion: None

Call for Vote: 5 Approve --0-- No --0-- Abstain **Decision:** Unanimous

UNFINISHED BUSINESS

Streetlight Shroud Update: Ron Brown

Waiting on a lift to assist with the lighting project. May be a two day event. Working on getting this done this coming week, Monday & Tuesday. Everything ready to go. Paul has a friend at Tates Rents.

Emergency Exit Pool Room Update: Ron Brown

Same as above.

Pavement Sealer Inquiry: Paul Davis

Tracy suggests getting a bid to have the parking lot filled and sealed next Spring. Budget for this project in 2024. Call three companies for bids. Ron: Address cracks differently as the water will continue coming off roof. Will continue to deteriorate.

NEW BUSINESS

Backhoe Repairs & Maintenance: Tracy Leinen

Backhoe has a coolant leak in head gasket. It is eating antifreeze quickly. The estimate from Troy's Mobile repair is \$16,274.99. Once they get into the repair they may find other problems.

The following is read into the minutes record:

Note per Bylaws: 7.2 Working Capital Fund: “Any project or expense over \$5,000 not otherwise budgeted and presented at the annual meeting, other than emergency Operations & Maintenance (O & M) projects, must be presented to association members and receive a majority vote at a meeting called for this purpose where a quorum exists before project or expense is initiated. **Emergency O & M projects are projects that, if not dealt with immediately will result in loss or damage to the health and safety of the association members or assets.**”

Tracy: Backhoe repairs needed for ability to perform snow removal & open roads to emergency traffic ingress & egress would be considered an Emergency O & M project.

Motion: Tracy Leinen 2nd: Ron Brown

“I motion the Board approve Troy’s Mobile Service to perform the repairs as quoted and accessing the Leisure Time RV Park reserve account for payment of backhoe emergency repairs so that it can provide traffic ingress & egress for emergency vehicles & owners.”

Discussion: Owner input—How much antifreeze can you buy for \$16,000? Answer: Problem is head gasket. If it is not replaced will/can blow. Were there other bids? Answer: This service has been used for a few years. Limited availability of service companies. Will motion cover additional expenses? Remains unknown until actual bill received.

Call for Vote: 5 Approve ---0--- No ---0--- Abstain **Decision:** Unanimous

Padlocks for Street Lights: Tracy Leinen

We have people turning off street lights at night so Tracy feels that we need to buy padlocks that are keyed the same so they can be put on each light. They will have been brought up to code.

Pool Room: Pool Cover & Dehumidifiers: Tracy Leinen

In July the owners approved to leave the pool open on weekends only for the winter. One of the dehumidifiers has gone out. We are currently getting bids for this replacement. The pool cover has to be manually opened and closed to be used. We do not have the monies available to buy a new pool cover at this time. We just went through over \$2,100.00 in propane the last three weeks. This is not normal and we are not even in cold weather yet. Tracy’s suggestion is to not open, keep pool at 64* so it does not freeze. Budget consideration 2024.

Motion: Tracy Leinen 2nd: Fairn Foshay

“I motion the Board get bids for a new dehumidifier and we put that in the budget for 2024.”

Discussion: None

Call for Vote: 5 Approve --0--No --0-- Abstain **Decision:** Unanimous

Motion: Tracy Leinen 2nd: Ron Brown

“I motion that the Board close the pool until we can get the dehumidifier installed and then open the pool up like we have done in the past using same opening date as the past.”

Discussion: None

Call for Vote: 5 Approve ---0--- No ---0--- Abstain **Decision:** Unanimous

Paul comment: We jumped gun on deciding to open pool in winter. Did not think about propane cost. Might consider a manual cover as opposed to electric.

Irrigation Lines: Paul Davis

Thanked Kenny Remior for showing Caretaker the routine for blow out service that Alpha Nursery performs on the irrigation lines. Please make sure your irrigation faucets are closed for winter.

Street Repairs: Tracy Leinen

The Board has noticed that there are many flood areas in the streets when it rains because of low spots. We need to identify problem. An Owner offers some extra sand they have. Ron: We need to put a drainage system in. Filling can cause additional problems. Would need to hire someone to shoot the grades.

Need to budget for this.

No motion at this time.

Common Area Rules: Shelly Heath

The Board was sent a draft of the Common Area Rules & Regulations with suggested edits to consider. The current version is on the web. Also Swimming Pool Rules are posted there.

The edited version would incorporate the Swimming Pool Rules in it, make some small verbiage changes and clarify temporary covers and temporary pet enclosures.

Motion: Tracy Leinen 2nd: Fairn Foshay

"I motion the Board approve edited Common Area & Improvements Rules & Regulations as reviewed but with the following additional edits/changes:

- 1) Change temporary snow covers allowed date to October 1-April 30
- 2) Change temporary UTV covers allowed date to to October 1-April 30
- 3) Eliminate ebike & trail bikes & permits.

Discussion: None

Call for Vote: 5 Approve ---0---No ---0---Abstain **Decision:** Unanious

Board Comments: (any new items for discussion)

Board notifies owners that Water Heater went out. New Parts are ordered.
Activities reports there is a "Hog Wild" celebration tonight at Red Barn.

Adjournment

Motion: Shelly Heath 2nd: Ron Brown

"I make a motion to adjourn this Board Meeting on October 14th at 11:05am"

Call for Vote: 5 Approve **Decision:** Unanimous

Meeting Adjourned: 11:05am By: Paul Davis, President

Respectfully submitted by:

Shelly Heath, Secretary