

ANNUAL MEETING & ELECTIONS MINUTES

July 15, 2023

Date: Saturday, July 15, 2023

Time: 9:00am

Place: Leisure Time RV Park Pavilion

Meeting Called to Order: 905am By: Martin Fewkes, Moderator

Moderator announces he was called upon by the Board to moderate the Annual Meeting. His function is to see that the Agenda is followed. He requests roll call.

Roll Call: Mary Wilkinson, Tracy Leinen, Paul Davis, Kenny Remior
Moderator announces there is one vacancy on the Board at this time.

Proof of Notice: Proof of Notice has been given

Quorum Established: 38 minimum lots are represented in person or by proxy.

Recess for Registration & Voting:

It has been necessary to call the Annual Meeting to order and establish that the needed quorum is present.
Is there a motion to recess?

Motion: Sharon Becker 2nd: Vicki Foshay "I motion that we recess the Annual Meeting.

Discussion: None **Call for Vote:** Voice vote of members conducted by Moderator deemed Approved

No vote: 1 **Decision:** Majority

Meeting Recessed: 9:15am

Recess will allow one (1) hour approximately to finalize registration & voting.

Meeting Re-Convened: 10:01 By: Martin Fewkes, Moderator

Quorum Re-established: Per Bylaw 2.7 Quorum --- 10% of entitled votes (38 or more) to be cast has established a quorum.

Last Call for Voting:

Only one (1) vote per lot represented has been allowed. Proxies were allowed to vote per Bylaw 2.8. No one person shall have more than twenty (20) proxies. All votes cast must be one (1) vote in person, per lot owned or one (1) vote per lot as represented by the owner's authorized proxy. Registration & voting is now closing.

Meeting will proceed.

Request for Approval of Last Board Meeting Minutes: Mary Wilkinson

Moderator requested a motion be made for Annual Meeting Minutes for 2022

Motion: Melody Kasl 2nd: Marilyn McClurg “Shall Members approve Annual Meeting Minutes for 2022?”

Discussion: None **Call for Vote:** Voice Vote of Members conducted by Moderator was deemed approved

Decision: Unanimous

Motions for other minutes approvals were not presented.

President’s Report: Paul Davis

- 1) The Board requests that lot owners wishing to make comments or ask questions wait until the Board has completed the announcement of the election results. At that time the Board’s business will have been completed. You will then be asked if you have comments or questions. If so, you’ll be asked to stand and provide your name & lot number. Only owners are allowed to participate.
- 2) At the end of the June 10, 2023 Regular Board Meeting the President, Brad Baumberger resigned unexpectedly from the Board. The park Bylaw 3.5 dictates that a replacement be made immediately. A brief Board Meeting for that purpose was held on July 12th and Paul Davis was appointed President. A vacancy on the Board was created but the Board left that vacancy open due to today’s Annual Meeting & Election.
- 3) The Board has dealt with considerable Employee caretaker turnover the past 8 months. There have been numerous interviews & hires. Patience & perseverance has paid off. Interviews were conducted for a new caretaker. Four (4) owners were part of the latest interview process. We thank Kenny McClurg, Denice Yager, Ron Brown & Dennis Hinrichs for their input. We hired Stephen Burger June 16th. He has proven to be a very hard worker, observant, quick learner and a pleasure to work with. His wife Stephanie & daughter, Rebecca are settled in and look forward to being a part of Leisure Time for years to come. Stephen is a great worker & doing very well.

The President asked Stephen Burger, wife Stephanie & daughter Rebecca to stand. Stephen spoke a few words indicating his pleasure for his family to be in the park and in his position as our caretaker.

- 4) Paul also thanked our other employees for their outstanding contributions to the maintenance of the park. **Mark Voiselle** our part-time Groundskeeper was asked to stand. He was met with applause. He works Mon-Fri 8:00am-12:00 noon. **Mike Kuljis** (not present) is our part-time Clubhouse Maintenance go to guy with about 2 hours per day on the job. And last but not least, **Michell Moore** (not present) is our Summer Worker who has clubhouse & groundskeeping duties on Sat. & Sun, 20 hrs per week. Owners gave a big round of applause for all their hard work.
- 5) Paul reports that Board members have spent countless hours researching, contacting outside providers, making sound financial decisions and providing physical labor on the park owner’s behalf since the last Annual Meeting. Two (2) new grinder pumps were installed at the dumpster Lift Station. The system is working much better. Winter snow removal was accomplished. The dust control product seems to be working well. The swimming pool equipment replacement was made possible by sound financial management. Issues resulting from the new street lights installation are currently still being addressed with the cost unknown at this time.

- 6) The Board is always available to you but requests that you contact them via the leisuretimervparkboard@gmail.com email address with all complaints. This allows your complaint to be on written record. Tempers have a way of settling down when a complaint is put in writing. You might have questions. We'll be glad to answer them but keep in mind no one Board member can make a decision. Again, using the email address is best. We will respond to all emails. Members of the Board have been phone contacted all hours of the day and night. They have been accosted at home & on the street. They have been threatened as well. If a true emergency exists, we expect your call immediately. All we do as a Board is our best for you. We're here to help.
- 7) An owner reported seeing cattails on ponds being cut down and was concerned. It was explained to her that we cannot dig up and remove the cattails but we can cut them off to allow pond flow. We are thinning out the cattails.
- 8) Paul advises that the Building Inspector told him that the City/FEMA permits are not needed for concrete or asphalt work.

Treasurer's Report: Tracy Leinen

Bank Accounts

General Fund Checking	\$ 29,951.28
General Fund Reserve Account	\$ 172,722.05
Reserve Account	\$ 50,401.65
Debit Card Account	\$ 529.48
Activities Debit Card Account	\$ 1,155.05

Liens	-----0-----
Outstanding Dues	\$ 655.00
Late Fees Due	\$ 136.45

Storage Lot

Total Spaces	92
Spaces Available	1 Just became available
Waiting List	3 First on list will be contacted

Motion: Mary Wilkinson 2nd: _____ "I motion the Financial Report be approved as presented." Declined by Moderator. Moderator requested an owner member make the motion.

Motion: Gretchin Burdin 2nd: Marilyn McClurg "I motion the Financial Report be approved."

Discussion: None **Call for Vote:** Voice Vote of Members conducted by Moderator was deemed Approved

Decision: Unanimous

Unfinished Business: Board Members

Pool Repair Update: Tracy Leinen

Tracy reports a lot owner was able to provide us a Boise contact for pool repair work. We received an estimate of repairs. All parts & equipment needed were in stock & warranted. The company felt the work could be completed quickly. We are pleased to announce that the work was completed on June 30th and pool reheated and treated. The pool was reopened July 1st. We thank owner, Jason McKendrick, for pursuing his contact and getting such fast service from Superior Solutions LLC. And also a big thank you to owner Jason Fuller for providing the required venting for the new heater system. He donated all material & labor cost. We would also like to acknowledge Bill McFarlane for his efforts in dismantling the equipment and observations on what repairs might be needed. Bill worked with owners Steve & Lori Chandler on a bid. Cost of pool repairs to date is \$7,024.78. This is approximately \$8,000 less than the original projected bid.

The current pool operation hours are April 1-Oct. 31. Thurs-Sun 8:00am-8:00pm and Fri. & Sat. 8:00am-10:00pm. There has been repeated interest in having an earlier open date or earlier hours, as well as year-round operation. Open hours and 7 days operation have been based on employee availability. Tracy would like to make the following motion and then have Board discussion on the matter.

Motion: Tracy Leinen 2nd: Karen Balch “Shall the Board & members approve the pool be opened year-round with only Sat. & Sun. operation, 8:00am-8:00pm, Nov. 1st thru March 31st and that April 1st thru Oct. 31st the pool be opened Sun.-Thurs 8:00am-8:00pm & Fri-Sat 8:00am-10:00pm as currently scheduled as long as not a holiday?”

Discussion:

Steve Blake asked if a cost study had been done. Tracy further explained that a previous study had been done but not explored this time. The pool ran all year. It was a furnace issue. Pool will be covered except weekends. Goal is to keep pool open and avoid maintenance issues.

Call for Vote: Voice Vote of Members conducted by Moderator was deemed Approved. **Decision:** Unanimous

Pond Pump Update: Paul Davis

Paul reports pond pump was being installed after motor repairs were complete. The chain slipped resulting in broken housing. He will take it back to Boise tomorrow and get it back as fast as possible.

Other old business from owners:

Rea Petersen C8 thanks Mary Wilkinson for dealing with winter snow complaints.

Steve Blake D1 would like more street light information. Ron Brown is asked to explain. He reports that Tri-State Electric will be inspecting all of the lights plus installing three (3) new lights. The lights have a three position rheostat. That will be adjusted. Shrouds will project light straight down. There will be a cost for lift rental. Tracy adds: There is a Dark Sky Ordinance. This is the most efficient way to change. Diffusers are not available for these lights. A cost analysis will be done on both Shrouds and Tints.

Joe Jepko A29 B30 inquires about the Sewer Grant mentioned in the past. Ron Brown explains that it was a matching grant for \$50,000. Grant \$25,000 and park \$25,000. It was only eligible for engineering. He explained that the engineering was not needed so the grant was not pursued further.

New Business: Board Members

Activities Chairperson: Jan Misch

Jan announces that Annual Yard Sale is 1st weekend in August. Yardsale, crafts and bake sale. Sign up in clubhouse. \$5.00 fee. Yard sale is the biggest fundraiser. August 26th there will be a Potluck.

Tracy Leinen:

Tracy would like to thank:

- Jan Misch for all her hard work on Activities Committee events.
- Stephen Burger, our new Caretaker
- Mark Voiselle who works 4 hrs per day as Groundskeeper
- Mike Kuljis who works 2 hrs per day as Clubhouse Maintenance
- Michell Moore who works 20 hrs per week as Summer Worker
- Jason McKendrick & Jason Fuller for all the pool repair help.
- Lori Chandler for donating the new sign to clubhouse door.
- Steve Chandler for his help in resolving pool issues.

Tracy requests you pick up your “dog doo” when walking your dogs. It’s not attractive to find it on your steps. Take care of your animals. Dispose of the “doo” please. Don’t dispose of on the strand. Be responsible.

Wipes should not go into sewer system. They get caught up. It’s a simple flush task of lift stations if they are not present. Much longer if having to deal with them. Please dispose of in your trash & the dumpsters.

Please drive the posted or below 10 mile speed limit. Slow down.

Martin Fewkes J3 Requests cardboard be broken down in dumpster.

Karen Balch P29 P31 She was bit by a dog. Lawsuits are possible. Be aware you or your dog are at risk.

Balch P29 P31 Asks what product being used for Mosquitos. Mary advises it is the same product she has inquired about in the past. Masterline Kontrol 4-4. Karen requests a photo of label.

Election Results: Paul Davis

145	Votes	Mary Wilkinson	3yr. term
140	Votes	Paul Davis	3yr. term
108	Votes	Fairn Foshay	2yr. term
89	Votes	Ron Brown	1yr. term

The other nominee candidate(s) were not in the top four (4) of the vote count.

The new Board will take office on August 1, 2023. A Board Meeting will hopefully be scheduled for that date for the sole purpose of appointing officers, signing bank documents & signing the Board Code of Ethics.

Questions & Answers/Comments from Owners---Two (2) minutes MAXIMUM per owner.

Owners participating stood and gave their name & lot number to be recognized.

Bob Allen D37 Thanks those responsible. Thinks ponds look best he has seen.

Kathleen Brady D2 D4 Thanks Tracy for all her hard work around the park.

Henry Rau W14 Inquires about the Dust Control and why not done on all streets. Tracy explains that dollars were spent on the main streets. High traffic areas. A notice was sent out. Route was provided. Mr.

Rau did not see the email notice. Kenny Remior was in charge of seeing if owners wanted to sign up for additional services. Cost of mailings is prohibitive so email notice used. We spend money wisely.

Russ Krahn D5 inquires why not on website. Tracy responds it was on website & facebook.

Martin Fewkes J3 thanks Chris Dolan for her election efforts. Chris responds thanking Susie Duncan, Shelly Heath & Rick Dolan.

Karen Balch P29 P31 would like to know how many Proxy votes. They will be made available.

Mary Ann Courville Q7 Request that at beginning of meetings the Board stand

Martin Fewkes J3 suggests starting voter registration then meeting 10:00am in future

Steve Wynia A5 states he was informed about the dust control. Why not all areas? Tracy explains it was approx. \$9,000 for areas serviced with an approximate quote of \$16,000 for entire park.

Lisa Voiselle O1 adds it was approximately \$60 per lot frontage for owners having there areas serviced.

Carla Fewkes J3 inquires about a list of committees. Mary responded that the Aug. 12th Board Meeting will provide committees info.

Chris Dolan W6 advises participating volunteers are not necessarily a committee.

Karen Balch P29 P31 advises Jack & Mary Sides are no longer in the park. Tracy advises they are in care center.

Kathy Waters P1 P3 Be kind on Facebook. If you're not out helping you have no right to complain.

Marvin Preslar E35-37-39 F25 advises that groundskeeper Mark has removed a couple of trees on common area. Paul advises that if base of trees on your property ok to remove. Tracy advises on common area it is with permission only if removal a donation. Marv would be allowed egress with permission.

Board Comments:

Tracy Leinen:

"I want to take this time to thank all the home owners for voting for me onto the Board 3 years ago and then again 2 years ago. Your trust in me to do a great job is very much appreciated. I have met many wonderful people who now I consider to be my friends. I thank you for the opportunity. I have been open, honest and tried to answer all questions asked of me. Recently it has been very difficult for me because we always have some that question every move we make. I feel it is time for me to resign from the Board because I cannot put up with all the negative phone calls, text messages and harassment that I am getting from a handful of owners. Please know that I love Leisure Time and will continue to live in this park and love this park with all my heart. I want to let you know that I will be resigning from the Board of Directors effective July 31, 2023. I will help this park in any way I can and I will continue to help anyone who needs help doing things. May the Lord bless you all and thanks again for the wonderful opportunity to serve you all."

A favorite quote was provided by Tracy:

"I've learned that people will forget what you've said, people will forget what you did, but people will never forget how you made them feel." Maya Angelou

Motion: Tracy Leinen 2nd: Kenny Remior "Shall the Board accept the resignation of Tracy Leinen effective end of day July 31, 2023?" **Discussion:** Owners were not happy all yelling no. Mary Wilkinson, Board Secretary requested permission to speak. She asked the owners to reconsider Tracy's decision. She acknowledged the Board does not want her to resign either but asks the owners to respect her motion. Mary repeats the motion.

Call for Board Vote: 3 Approve Decision: Unanimous

Replacement of Board Vacancy: Mary Wilkinson

Due to the pending resignation of Tracy and the fact that there were 5 candidates nominated, including write-in candidates for the elections and only 4 vacancies filled, we are now faced with another vacancy come August 1st. I suggest the Board appoint the 5th highest vote getter to that position.

Motion: Mary Wilkinson 2nd: Kenny Remior “Shall the Board approve filling the Board vacancy created by Tracy Leinen resignation with Dennis Hinrichs, effective August 1, 2023?”

Discussion: None Call for Vote: 3 Approve Decision: Unanimous

Moderator: With no further business is there a request to adjourn?

Motion to Adjourn: Fairn Foshay 2nd: Craig Sheets “I motion to adjourn the Annual Meeting.” **Discussion:** None **Call for Vote:** 3 Approve **Decision:** Unanimous

Adjourned: 11:50am By: Martin Fewkes, Moderator

Respectfully Submitted,

Mary Wilkinson, Board Secretary