

Board Minutes--- April 9, 2015

Meeting Called To Order: 2:00pm by President Alan Bingham

Roll Call: Al Bingham, Jerry Montalbano, Joe Young, Mary Wilkinson, Scott McDonald

Reports: None

OLD BUSINESS:

Web Page:

Scott advises that people who are having issues accessing the Web Page or printing forms from the Web Page need to upgrade their computers with a free download available on line. He will provide a button on the Information Page that will provide download information.

NEW BUSINESS:

Caretaker Resignation:

Caretaker resignation of Rusty Greer was received March 19, 2015 with final work day March 31, 2015. The Board received several applications, narrowing it down to three (3) for interview. Bill McFarlane from Sandpoint, Idaho was deemed the most qualified applicant. He had outstanding references and is very experienced in the many phases of our park operation. We look forward to working with him and we are excited about the skills he will be able to provide to Leisure Time. He and his wife, Cheri, and children will be in the park full-time May 1st.

Solutions:

Al Bingham presented a list of solutions to the following items. They are to be provided to Caretaker Liaison for review with Caretaker.

Sewer Manhole Vents:

Al Bingham has purchased bolts to be utilized as plugs for manhole covers with size and application allowing for necessary venting. Al & Jerry will handle this project a few at a time.

Sewer Vault Cleaning:

Some rocks have accumulated in vaults under manhole sewer locations. Damage to impellers of lift station pumps was from rocks. Flushing of the system this past fall was probably major cause of these rock accumulations. Due to hazardous nature of sewer systems, the Board will look into obtaining quotes for vacuum removal of the debris. Additionally, a quote for scoping/videoing of sewer lines will be requested. Al is to contact the City of Cascade to obtain reference info for this type of outside sewer service.

Pond Cleaning:

Jerry & Mary informed balance of Board of their meeting with Caretaker this morning. He has extensive background in constructing ponds and landscape features. He has many good ideas to implement to attack the algae & weed issues so prevalent last year. Given the age of the ponds eco-system, he feels it will take time to correct the problems but feels certain that he can make visible improvements to the ponds this year. Al's solution for the issue will be reviewed by Liaison and Caretaker. Board agrees to let Caretaker proceed on the resolution. Al will speak with Mr. Gossi (neighbor property) to see if he will give his permission to dispose of the moss on his land.

Road Grading:

Al was informed by someone that we should consider compacting road after grading, then spray for dust control. He will get quote for this added rolling expense. We do have a budget on this project and must stay within that limit. Mary is looking into dust control application by Caretaker which would be substantial savings from past expense. She will report back as info received.

Weed Control Storage Lot:

Storage Lot pre-emergence product has been purchased but never applied to the storage lot. The local weed control office advised Al that we use Roundup. We have used that product in the past. The new product purchased, but never applied, should prevent the growth of weeds. The Board has directed the new Caretaker to apply the product Apr.16-17, subject to weather.

Infrastructure:

Jerry reports that with the age of the Park (20 years) we could be looking at major infrastructure issues in the future. The sewer system being a possible major concern.

Tree Removal:

Board member, Jerry Montalbano, has requested removal of a tree that borders his property line and that of the road on F-St. He has recused himself from this decision.

Motion: Scott 2nd/Mary "Shall board authorize removal of bark beetle infested tree , at owner expense, on road edge and F-43?" Motion passed by Majority (Montalbano recused).

Board Meeting is Adjourned: 3:00pm by Al Bingham, President