

REGULAR BOARD MEETING MINUTES

Date: May 10, 2025

Place: Leisure Time RV Park

514 N. Sawyer St.

Cascade, ID 83611

Time: 10:00AM

Meeting Called to Order: 10:00AM **By:** Paul Davis, President

Roll Call: Paul Davis, Fairn Foshay, Tracy Leinen, Mary Wilkinson, Shelly Heath

Quorum Established

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

Reminder: This is a Board Meeting conducted in the presence of LTRV owners but is not open to their participation. An open discussion period will be provided at the end of the meeting for any owner comments or questions.

Request for Previous Minutes Approvals: Mary Wilkinson

Motion: Shelly Heath 2nd: Fairn Foshay

"I motion the Board approve the Board Minutes for December 10, 2024 as written & reviewed."

Discussion: None

Call for Vote: 4 Approve -0- No **Decision:** Unanimous

President's Report: Paul Davis

1. Pool Cover: A new pool cover was installed. It had alignment issue but is fine now.
2. Washer Replacement: The motor blew. Replacement (as recollected) \$2300-2500. Lack of hot water to washers has been examined by professionals. Cause is unknown.
3. Summer Workers: Joni Ercanbrack will be keeping the clubhouse clean 5 days per week.
Joni & husband Bevin are lot owners in the park. She is helping us out this summer. Gina Petron will be working weekends, with a fluctuating day/night schedule, seeing that the clubhouse is kept clean. Saturdays & Sundays the cleaning hours for restrooms will be: 6:00-7:00am men's room and 7:00-8:00am for women's room. She has her trailer in the park worker RV space behind the pool area.
4. Next Board Meeting is June 14, 2025 10:00am
Annual Meeting & Election is July 19, 2025

5. Thank you Sue Tatosian & Activities Committee for providing todays donuts & beverages.

Treasurer's Report: Tracy Leinen

General Fund Checking	\$ 21,269.80
General Fund Reserve Account	\$ 325,643.10
Reserve Account	\$ 120,128.67
Debit Card Account	\$ 329.87
Activities Debit Card Account	\$ 1,614.37

Liens ----0----

Outstanding Dues \$ 1,980.00 (3 lots)

Late Fees Due \$ 117.80

Storage Lot Report

Total spaces ----93---

Spaces Available -----0---

Waiting List -----6---

Motion: Mary Wilkinson 2nd: Shelly Heath

"I motion the Board approve the Financial Report as presented."

Discussion: None

Call for Vote: 4 Approve -0- No **Decision:** Unanimous

Unfinished Business

RV Covers: Mary Wilkinson

Reminder to owners that April 30th was the deadline for removing RV coverings, excluding commercially manufactured types. The Board extended the removal date in the Rules & Regulations last fall to accommodate any future late Spring snow melts. One owner has been notified.

New Business

Backhoe: Tracy Leinen

Tracy updated the Board on the condition of the backhoe and the possible need for a replacement in the future. Last fall when winterizing & servicing the backhoe was being done by Troy's Mobile, a large leak was discovered coming from a cracked block. A binding product was used successfully as a temporary fix. Further repair was

not recommended. Summer heat will probably further impact the condition. It will be used until it quits. The replacement cost could possibly be \$50,000-\$75,000. The Board and Troy's Mobile are actively looking for a good used replacement backhoe. Anyone who has a source or connection on a replacement was asked to contact the Board.

Snow Complaint: Paul Davis

The Board received a copy of a letter sent to a lot owner by the City of Cascade regarding

a complaint from a bordering lot owner. Roof snow falling onto the neighbors lot was the complaint. The city letter said that the City Code does not specifically address personal property owner disputes.

The letter indicated the Board President would be responsible for enforcing any park rules that might apply. The Board is unaware of any such rule. After speaking to the two owners we are hopeful they will resolve the issue through their communication.

Lot Cleanup: Fairn Foshay

Fairn reminds the Board and owners in attendance that it is time to clean lots. Everyone needs to do their part.

Dumpsters: Shelly Heath

Reminder that dumpsters are for household garbage only. No lawn furniture, blankets, pillows, bbq's and all other large items are not allowed. Garbage dumpster pickup service is once a week. There will be one dumpster at clubhouse area and three behind the caretaker's house. There will also be a dumpster for cardboard only. Break it down!!!!

The large dumpster by the storage lot entrance is for yard debris only. Leaves, limbs, etc. No plastic bags. Paper bags may be used. Boards are ok but must be paint & stain free & with no nails/screws. Tree debris created by a commercial service is the responsibility of that service and must be removed from the park.

Road Grading & Dust Control: Tracy Leinen

The Board has requested quotes on the road grading for this year. None received to date. Dust abatement will then be conducted (as weather allows). A wider application will be done this year. The Board will review the quotes.

Mosquito Abatement: Tracy Leinen

A mosquito spraying schedule change is needed this year due to caretaker days off. It needs to be conducted Tuesday & Friday evenings starting at 9:00pm. The application takes about 45 minutes to complete. All spraying is subject to the wind, temperature & rain conditions.

Motion: Mary Wilkinson 2nd: Fairn Foshay

"I motion the mosquito spray days change to Tuesday & Friday at no earlier than 9:00pm".

Discussion: None

Call for Vote: 4 Approve - 0 - No **Decision:** Unanimous

Street Parking: Mary Wilkinson

Reminder that street parking is not allowed. We have received some complaints.

Tracy adds that mandatory emergency vehicle access to all streets is necessary.

There is some limited parking on Sawyer.

Exercise Equipment: Shelly Heath

Shelly announces that some exercise equipment has been donated to the park. She is looking for a treadmill donation as well. All users must be 18 years of age or older.

She is awaiting signage. The equipment should be available for use by June 1st. No repair funds are available.

Water Running/Freezing Issues/Slow drip faucets: Tracy Leinen

Water left running in RVs/park models to avoid winter freezing is causing a major lift station pump issue. It is causing the pump(s) to run non-stop. Water should be shut off and lines blown out for winter vacancies. This action is causing higher water, sewer & electrical bills for the HOA. As of today the water flow and pump action is back to normal.

Vending Machines: Tracy Leinen

A request was made for vending machines to be placed in the clubhouse for snacks & drinks. The request/proposal has been withdrawn. This was not cost effective and could contribute to cleanup issues. No motion made.

City Strand Improvements: City Councilman, Ron Brown

Ron Brown announces on behalf of City Council & the Mayor:

1. Sawyer St. has been posted with new speed limit. 15MPH!
2. The City property behind F-St is going to have improvements made in the near future. 60-70 trees will be removed. Saws, chippers & grinders will be in use and creating noise during their operation.
3. If any park owner satellite dishes are in trees or on the city property they must be removed.
4. Ron advises that the Mayor confirms there is no city park to be established at this time.

Board Comments Additional items not on agenda

Mary Wilkinson:

The park signboard was refurbished this winter. The Activities Committee purchased new letters & tracks. Mary donated an additional set. The park supplied the paint/materials while our caretaker provided the labor needed. It's in great shape for another 10 years.

The Activities committee didn't have anything further to add.

Tracy Leinen: Reminders

1. Dogs must be kept on leashes! Please remind your neighbors.
2. Only 1 RV per lot is allowed. (Park models are considered an RV)
3. Storage Shed Setbacks. Different rules, different structures, city fees.
4. Entrance sign notifies owners of process for any lot improvements. Check with the city first. Permits are always needed from the park and most likely from the city as well.

Mary Wilkinson: CC&Rs

Mary explains the process for changing our CC&Rs and the past attempt. Current CC&Rs require a 75% affirmative approval of owners to make any changes to the CC&Rs. A ballot item was voted upon at the Annual Meeting 2022. It failed to receive the needed affirmation. A yes would not allow changes to be made by the Board but rather would only allow the percentage of affirmations needed to be reduced to make changes to the CC&Rs. Any future CC&R changes would need that 75% unless an affirmative approval is received to lower the percentage. Any changes must always be approved by the owners.

Tracy Leinen:

We encourage you to praise Caretaker, Stephen Burger, for work you are pleased with but ask that you please be aware of his workload. There is no extra outside labor person this year so please do not keep him from his needed work.

Tracy asks for a moment of silence and prayer for two owners who have passed away recently and their families.

Adjournment-----Owner comments were allowed after adjournment of the business meeting.

Motion: Fairn Foshay 2nd: Tracy Leinen

"I motion to adjourn the meeting".

Call for Vote: 4 Approve -0- No Decision: Unan

Meeting Adjourned: 11:03am By: Paul Davis, President

Respectfully submitted by:

Mary Wilkinson, Secretary