

# REGULAR BOARD MEETING MINUTES

Date: May 11, 2024  
Place: Leisure Time RV Park  
514 N. Sawyer St.  
Cascade, ID 83611  
Time: 10:00am

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

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

## Quorum Established

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

Request for Previous Minutes Approvals: Shelly Heath, Secretary

Motion: Shelly 2<sup>nd</sup>: Tracy

“I make the motion that the Board approve the Board minutes of December 9, 2023 as written & reviewed and Executive minutes of December 9, 2023 as written & reviewed.”

Discussion: None

Call for Vote: 4 Approve \_\_\_\_ No \_\_\_\_ Abstain Decision: Unanimous Decision

President’s Report: \_\_\_\_Paul\_\_\_\_

1. I would like to thank the following people for all their work in the park: Mary Wilkinson, Jan Misch, Stephen Burger and family and Mark Voiselle.
2. Looking forward to seeing everyone at Rake up the Park on June 1, 2024

Treasurer’s Report: Tracy Leinen

|                               |    |                |
|-------------------------------|----|----------------|
| General Fund Checking         | \$ | __17,573.80__  |
| General Fund Reserve Account  | \$ | __268,720.58__ |
| Reserve Account               | \$ | __69,543.84__  |
| Debit Card Account            | \$ | __318.51__     |
| Activities Debit Card Account | \$ | __1,282.17__   |

Liens \_\_-0-\_\_  
Outstanding Dues \$ \_\_2,687.45\_\_ \_\_5\_\_ Lots  
Late Fees Due \$ \_\_277.80\_\_

## Storage Lot Report

|                  |        |
|------------------|--------|
| Total spaces     | __93__ |
| Spaces Available | __2__  |
| Waiting List     | __0__  |

**Motion:** Fairn **2<sup>nd</sup>:** Shelly

I motion the Board approve the Financial Report as presented.

**Discussion:** None

**Call for Vote:** 4 **Approve** \_\_\_\_\_ **No** \_\_\_\_\_ **Abstain**    **Decision:** Unanimous Decision

### Unfinished Business

#### **Pre-approved color charts for home improvements**

Shelly: We need to table this discussion until our next meeting. A park owner posted on Facebook that we could not regulate colors. We need to look at past minutes and the CCR's to see what was done in the past and to find out if any thing was done in the past to regulate colors on Park Models. As a board we want to make sure things are done correctly to the best of our ability.

**Motion:** Shelly **2<sup>nd</sup>:** Ron

I motion that we table the discussion and decision on paint color for Park Models until we have had the opportunity to look into the past records, CCR's, and legalities of this.

**Call for Vote:** 4 **Approve** \_\_\_\_\_ **No** \_\_\_\_\_ **Abstain**    **Decision:** Unanimous Decision

### New Business

#### **1) Roads: \_Tracy\_**

Tracy got getting bids for the roads to be graded from Josh @ Granite and Michael O. Also asked Josh from Granite what the cost would be to put down crushed black top from the entrance of the park to the first intersection. We need to decide how we want to proceed. Need to discuss dust control as well. Bid from Granite to skim the top of roads only is \$165.00 an hour and according to previous years will take 3 -4 hours. Bid from Michael Onaindia to skim and fill in potholes spending 4 hours will be \$4,200.00. Bid to take/rip down B Street 6 inches and get all the deep holes cut out on B street all the way down to the ground and use the entire day on blading the rest of the park correctly will be \$5,200.00. Bid from Granite to put 4" base rock (crushed asphalt) is \$12,171.00 from front entrance to stop sign.

Discussion: Paul—If we do not tear it down the potholes will come right back. Michael's dad will be running the backhoe. This is a perfect time to be grading. If we wait, we will have to add water before grading.

Fairn: Point of clarification, does the \$5,200.00 include ripping and grading—Tracy Yes.

**Motion:** Ron **2<sup>nd</sup>:** Fairn

I make a motion to hire Michael O to do the ripping and road grading for \$5,200.00.

**Call for Vote:** 4 **Approve** \_\_\_\_\_ **No** \_\_\_\_\_ **Abstain**    **Decision:** Unanimous

**2) Trees: \_Paul\_\_**

We will do our own tree trimming/cutting in the park like was done last year by Stephen and Mark. Trees on private lots need to be cut down by owners and all debris from the trees need to be hauled off.

**3) Part-time Grounds Maintenance Employee: \_\_Tracy\_\_**

Do we need to advertise for this or can Stephen do the job by himself and focus on what needs to be done right away. We have a summer person who can help on the weekends with guidance from Stephen.

Ron: Suggested we hire a part-time person 4 hours a day, especially on irrigation days. No motion was made to hire or not just discussion. Discussion to advertise for the position was made so that will be done.

**4) Pool: \_\_Tracy\_\_**

Up & Running since April 1<sup>st</sup> The pool is in great shape and is working well. We will need to buy some more pool chemicals and keep an eye on the dehumidifiers, but everything is good at this time. Stephen has it all regulated and checks it regularly. Having one-person do it has made it consistent.

Ron suggested that we buy a cover to retain the heat in the early spring to save on the cost of heating. No motion to purchase a cover was made only discussion.

**5) Activities Committee: \_\_Tracy/Joyce\_\_**

We need someone to head up the Activities Committee. We sent out an email request and no one stepped up. Is it time to disband this committee? Joyce will be taking on the activities in June and I will turn this discussion over to her:

Mexican Potluck in June, Joyce is handling this. Sign-up sheets are in the clubhouse. August Yard Sale will be covered by Jan Misch. We need someone to step-up and head this committee if we want it to continue.

**6) Rake up park date: \_\_Tracy\_\_**

Saturday, June 1<sup>st</sup> @ 9:00 a.m.

We would like anyone who is available and willing to help to show up with his or her rakes at the pavilion. We will discuss what areas we want to focus on and then rake into piles and then Michele can put into trash cans and Tracy can drive the backhoe and we can get the park all cleaned up at once. We would like people to RSVP so we know how many we can expect there and then we will have a hotdogs, chips and water around noon for all those who helped. Thank you in advance for pitching and helping our park look great.

**7) Chemicals: \_\_Tracy\_\_**

What chemicals do we need to buy for the park this year? Do we want to place an order from Nutrien Ag Solutions like the one we have in the past?

Tracy will contact the previous supplier and order what we need for the park. Looking at Weed and Feed and Round-up.

**8) Storage Lot—Paint Lines & Numbers: \_\_Tracy\_\_**

We will have Stephen paint lines in the center spots and paint numbers as well, so everyone knows what spot is theirs. All notifications will be emailed out.

**9) Front Tires For Backhoe: \_\_Ron\_\_**

Old and cracking—steel inside of tires is puncturing the tubes and tires are not holding air. Cost to replace including installation is \$920.00 from Commercial Tire in Emmett.

Other things that need to be looked at on the backhoe: 4-wheel drive, block heater, and welding of the bucket.

**Motion:** Shelly 2<sup>nd</sup>: Fairn

“I motion the Backhoe tires, 4 wheel drive, block heater and welding of the bucket be done, and the monies be taken out of Capital improvements”.

**Discussion:** None

**Call for Vote:** 4 Approve \_\_\_\_\_ No \_\_\_\_\_ Abstain    **Decision:** Unanimous Decision

**10) Emergency Exterior Lights for Pool: \_\_Ron\_\_**

Lights were installed but they the wrong lights, so it was a waste of time. Electrician knew the lights were not the correct ones but installed them anyway.

**Board Comments:**

Dust control—we need to find a new product and this needs to be done sooner than later. The product that was used last year killed grass and trees. Need to investigate this and get it done before June.

Between Ron and Tracy bids will be gotten and it will be taken care of.

Street Lights:

City is holding us hostage and have not signed off on the light yet even though we have done everything, they asked of us.

**Adjournment**

**Motion:** Tracy 2<sup>nd</sup>: Fairn

“I motion that this meeting be adjourned”.

**Call for Vote:** 4 Approve \_\_\_\_\_ No \_\_\_\_\_ Abstain    **Decision:** Unanimous Decision

**Meeting Adjourned:** 11:07 By: Paul Davis, President

Respectfully submitted by:

*Shelly Heath, Secretary*