

Choestoe Falls RV Park open board meeting May 11, 2023

Rance Jackson, President, called to Order at: 3:30pm

Board Members Present: Rance Jackson, Jill Key, Mike Wilson (incoming Secretary), Linda Bochenski (outgoing Secretary), Russell Straley, Karl Hanscom, Bob Weis, Pam Kruse

Members Present: Dave Keller, Kim Hanscom, Barbara Straley, Dan Bochenski, Carol Wilson, Rick & Pat Brawner, Gary Allgire, Stan Riva, William & Dot Smith, Patricia & Don Groover, Gregory Estes, Hollie Strickland, Cathy Darling, William McFarlin, Susan Savage

Rance Jackson thanked all board members for their contributions. Recognized Dan and Linda for their past service to our park.

Mike Wilson – Adopting previous meeting minutes: Asked for any comments/input on October minutes. There were none. Made motion to approve the minutes from the October 11, 2022 meeting. Motion to approve 2nd by Dan Bochenski. The minutes are duly approved and recorded.

Maintenance Director Rpt: Karl Hanscom

Several projects planned and requests volunteers to help with all:

Tree trimming along roads - Ricks rental, 26 ft all terrain scissor lift for \$225/day with \$150 delivery. Good for level ground to trim trees in park. Save 3% by check. Will need help, already has people on standby.

Date/time to be announced soon.

Pavilion, pressure cleaning planned. Karl will have to schedule with Pam Kruse around social schedule. Will be completed before the annual meeting in June.

Fence cleaning and touch up painting.

Relocate dump trailer.

Mailbox framing needs repairing and painting.

Karl & Kim painted laundry room door and men's room. Ladies room will be done soon. Dumpster gate repair was taken care of by our waste disposal company.

Architectural Director Rpt: Russell Straley

Wi-Fi Booster wiring needs replacing and burying on Main Street. Will set up as soon as possible.

Maintenance pier on the lake dam needs repair. Rotted boards. Framework?? To be determined. This dock is for maintenance only and not to be used by owners.

Still working on water system. New strainers were added to further clean the water and reduce the need for cleaning as often. Grinder pumps are all in good working condition. He will do another PH test on our well water and give an update at the HOA meeting in June.

Activities Director Rpt: Pam Kruse

Encourage all owners to have name tags. A sign on the bulletin board to order name tags. Every week, an events email is sent out and also posted on Facebook. Any last minute changes are put on Facebook. Many folks have been attending activities. Thanks to everyone who attends. We rely on local business donations to provide prizes at our functions. The list of companies that have contributed is posted on the social bulletin board. Please support them by visiting and be sure to thank them for their donations. If there is a store you

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patronize, please tell them you're from our park and ask for donations. We want to keep the pavilion kept clean because we are using it more with the new screening. Everyone's help is appreciated. If anyone would like to donate folding chairs we would use them at the round tables for crafts and cards. Finally, the Lighting needs improvement for daylight crafting. Always check the bulletin board for information.

Director Rpt: Bob Weis

Keeps our sales bulletin board updated with info received from Rick Brawner, Owner, Webmaster

Secretary Rpt: Mike Wilson

Still a learning experience period. We're still going through the transition process. Thank you all for the opportunity to serve our park. Contact me if anyone has any questions.

Treasurer's Rpt -Jill Key

As of the end of April 2023 we have a checking balance of \$79,214.00. We also have a \$40k CD. Our balance on hand is \$119,214. All categories on the budget are looking good.

The checking account signatures need updating to remove the old board members and add the new ones. Removing Dan and Linda, adding Rance and Mike (as testament of signatures).

Our account at Nelson's needs updating. Authorized purchasers are Rance, Russell and Karl.

\$1,200 laundry income. However, with repeated breakdowns, we may need a newer washer or dryer.

Russell added that the washers are heavy duty and are able to be repaired when needed.

No plans at this time to replace any.

New Business

Russell Straley – expressed concern that a form for submitting suggestions and recommendations for covenant changes was included with the annual meeting announcement sent to all owners. And that the board was not made aware of it before receiving it in the mail. A form was discussed in the October 2022 meeting, but was not submitted or reviewed by the board.

Linda Bochenski responded:

- A form for owners to submit any proposed changes to the covenants was discussed at the October 2022 board meeting.
- A legal opinion was provided by our attorney.
- Our Bylaws state that the Board is the Covenants committee.
- Forming a sub-committee under the Board would be needed in order to be covered for conflict of canvassing rules
- Formation of a sub-committee would involve legal counsel/fees, an officer of the Board to oversee, time frame to complete project

Rance determined that since the form has been already been sent and a May 20 deadline is in place, the board will wait until after the deadline and respond to any submissions from owners.

Rance Jackson Closing – Reminder that the June 3rd Annual owners meeting registration starts at 9am meeting starts at 10am.

Being no further business Russell Straley - motion to adjourn - Rance Jackson 2nd