

**Choestoe Falls RV Park HOA**  
**BOARD OF DIRECTORS**

**Meeting Minutes**

**Date and Time:** August 10, 2023 3:00pm

**Location:** Choestoe Falls RV Park Pavilion

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**1. CALL TO ORDER** – Rance called the meeting to order at 3:00pm

Board members in attendance: Rance Jackson, Jill Key, Mike Wilson, Pam Kruse, Russell Straley, Karl Hanscom, Rick Brawner.

Owners in attendance: Greg & Susan Savage, Mike McFarland, Kim Hanscom, Patricia and Don Grover, Russ Marlowe, Carol Wilson, Cathy Darling, Donna Hartman, Randy Wayne, Pat Brawner, Barbara Straley, Dave & Jane BuBois, Bob Weis, Tammy Jicha

**2. WELCOME** – Recognize owners in attendance. Thanked them for attending.

**3. APPROVAL OF PRIOR MINUTES** – July Annual Meeting – Mike said that the minutes from the July annual meeting were posted on the bulletin board, emailed to owners and put on our web site. If there are any questions, ask now. There were none and Mike asked for a motion to accept the minutes as reported. A motion was made by Jill Key, seconded by Rick Brawner. There were no objections and the motion carried. The minutes were accepted

**4. REPORTING**

**Financial Report – Jill Key**

YTD through July 31<sup>st</sup> – spent \$66,295.

Balance of \$29,000.

Check book balance \$\$40,000.

Income from laundry \$1,000.

Income from Pot Luck Dinners \$200.00

Estimated amount to spend till year end \$26,000.

Estimated balance at year end \$15,000.

Our CD for \$40,000 will mature in August. Interest rate is at 2.713%.

Jill said our CD would be maturing soon and asked for input about what to do when it matures. Whether to roll it over or cash it in. After some discussion, it was decided to renew the full \$40,000 and attempt to get a higher interest rate. The length would be the same as the current CD of 9 months.

### **Secretary Report – Mike Wilson**

- Voting for amendments ended on July 15. Results: Both passed. They are now in effect. The minimum number of votes to pass is 95 yes votes.
  - Removal of RV rentals passed with 108 Yes votes, 2 No votes and 33 non votes
  - Hedges restrictions removed passed with 99 Yes votes, 11 No votes and 33 non votes.
- The updated Renters and Owners rules for renting lots have been updated. The Rules for Renters is posted on the website and bulletin board. The Owners' rules are on the website.
- A Consolidation of Covenants is underway. We are combining all prior amendments into one master document. When completed it will be filed with the county. This will put all of our past amendments into one master document. It will also be placed on our website.

### **Director Report – Russell Straley**

- Pond Pump is in for repairs. The cooling fan needs replacing. Our tech will find a used fan and attempt to replace it. This is cheaper than buying a new pump.
- Recoating our roads is being researched. Russell has contacted the company that did the repaving and will get some info and estimate from them. Just applying a spray coating will not seal the cracks. He will keep searching. We will probably wait until next year to attempt recoating.
- Landing and deck railings on some lots are using rebar and wire. The covenants limit railings to vertical pressure treated wood or cedar. The new materials look nice and should be permitted. Mike informed the board that in order to officially allow this change, the covenants would need to be changed. However, in the interim, we could allow the architectural committee to approve these materials until an amendment can be implemented. This can be done with a motion and vote by the board to allow the architectural committee to temporarily approval the new materials. The covenants would be amended at a future time. The committee will define and make a list of the more modern materials that would be permitted. The Lot Improvement form would be updated to define

and identify what can be used. A motion was made by Russell and seconded by Jill. The board approved the interim measure.

- Our water system is SAFE and approved by the state. We had to replace the pump on May 27<sup>th</sup> weekend. This stirred up the water and created a bacterial to grow. The well was treated with Clorox and retested. It is now safe with no contamination. We added a UV light sterilizing system that further helps kill any contamination in the water. Russell offered to show and teach anyone interested about how our water system works and how we maintain it. Also, due to a timing issue with the testing done, we were issued a violation. This was an administrative technicality and did not affect the results of the tests. Mike added that our permit to operate the water system expired in mid 2022. We have just received our new permit that is good until August of 2033 (10 years).

### **Director Report – Pam Kruse**

- Future events are posted on the bulletin board and sent out via email.
- Yoga has been of interest to some. If anyone would like to lead it, let me know.
- The activities committee can always use more help. Anyone interested, see me.
- Upcoming events:
  - Pot Luck – 9/2
  - Yard Sale – 9/9, Friends from outside the park are welcome. We will not advertise it.

### **Director Report – Karl Hanscom**

- Tree trimming was a BIG success. Many folks turned out over two days to help. We should not need to do it again for a few years. THANKS to all.
- Upcoming:
  - Move rock where the trash trailer use to sit. Needs cleaning up.
  - Clean up the back of the white fence on lot #1 along Wolfstake

### **Director Report – Rick Brawner**

- Currently we have 15 rentals scheduled. Spread out over the rest of summer and into the fall.
- There are 8 lots for sale.
- When a lot is sold with a real estate company, we may not know it. If anyone knows of a lot that has been sold please let me know.
- The bulletin board for the sales listing is updated when we are notified of a change.

**5. OTHER BUSINESS** – The utility trailer is showing its age and is in need of repair. Bob Weis stated that the rear gate needs work and the lights don't work. He will see what can be done to repair.

**6. NEW BUSINESS** – Our annual budget meeting is scheduled for October 26<sup>th</sup> for all owners. A pre-planning meeting for the board will be October 19<sup>th</sup>. If anyone has any input for the budget, please let a board member know. The board will be considering adding more maintenance for the park and a utility trailer for next year.

**7. ADJOURNMENT** – There was no further business. A motion to adjourn was made by Russell, second by Karl. Meeting was adjourned at 3:45pm.