

**Choestoe Falls RV Park Homeowners Association, Inc.**  
**Board of Directors Meeting May 4, 2018**

**Members Present:** Dan Bochenski, Judy Crim, Jill Key, Shelly Ciavarella, Russell Straley, Mike Wilson & Wayne Sumner

**Committee Members Present:** Mark Ciavarella.

**Property Owners in Attendance:** Carol Wilson, Sandy Sumner, Ed Cole, Harvey Knight, Bill Thompson.

Dan Bochenski called the meeting to order at 3:04 p.m. The Board conducted the following business:

**President's Update (Dan Bochenski):** Welcome to our first formal board meeting. The Park has been quiet this winter. There was a water pipe elbow that cracked, repair cost was under \$200. The well pump and motor were also replaced, it looked like it was still the original motor, repair cost was \$5,800. We were given a discount of 25% off the bill, the water was down for a day and half. New floors have been laid in the bathrooms, thank you Judy Crim for picking the flooring. Laundry room also got a fresh coat of paint, thanks to all the volunteers for helping. A few dump loads of yard debris have gone out, there has been a request for household misc, after this load is dumped, the utility trailer will be changed over to household debris. Wayne Sumner of the Beautification Committee was asked to get some volunteers to help trim the cypress back so the red light on the well can be seen better and also for the dumpster doors to be repainted.

**Treasurers Report (Jill Key):** The park is \$73,000 in the bank. All annual dues are paid, a few folks overpaid and said keep it. The repairs budget is over, but some carried over from last year. Open for questions, none.

**Secretary's Update (Shelly Ciavarella):**

Annual HOA meeting is on Saturday, June 2nd - letters have been sent, registration starts at 9am, meeting at 10am.

**Vice President's Update (Judy Crim):** Will be sending out an email before the annual meeting asking who wants to volunteer for potlucks dinners etc. and will have some of it in place before the annual meeting. A sign up sheet will also be circulated at the annual meeting for any additional volunteers who would like to help out and for what. The 4th of July is in the middle of the week, do we want the cookout the weekend before or after the 4th? It was decided that the cookout will be on Saturday, July 7th.

**Director Report (Russell Straley):** Has not found the water line at the other end to put in the valve. Pond fountain: If he cuts into the sprinkler and adds a pipe horizontally the pond will spray differently so the pond doesn't get green in the corners at the pavilion end, it would be a minimal cost. Mike Wilson added that in regards to the pond, that would be a good idea, he has talked to Joe Stefani and any circulation would help the sediment issue and be advantageous for the pond. The well house roof is damage and will be replaced with a tin roof, an eye bolt will be attached on top for easier removal with the crane when needed.

**Director Report (Wayne Sumner):** Will access what may need to be done in the park. Some folks that served on committees last year had some ideas, so they will all get together and hash out what needs to get done. Dan added that ideas can be brought up for discussion at the annual meeting and get some willing volunteers to help. Off topic of beautification: Wayne has been hearing that folks are having mice problems. Maybe we can get together with a local pest control company and owners could contact them to get some black boxes that are traps and get a good price? Is there any way of preventing these critters in getting in? Dan: topic can be brought up at the annual meeting and see who may be interested in participating, so when a company is contacted we have X amount of people that are interested.

**Director Report (Mike Wilson):** A suggestion was made to contact everyone listed on the lot for sale listings, it was a good idea, not a great response in return, those who did not respond their listing was left as is. It's spring time and everyone is curious about the pond. Joe Stefani has been helping out and doing some active research locally. Joe has contacted the Union County School FFA, someone came out and did a water test - water is in good shape, said there is mostly bass, bream and grass carp in the pond. Like previously stated the pavilion side is trashy and building up with sediment, moving the water like Russell suggested would be helpful. Fish are not cheap. Blue gill is most logical to start with at a cost of 35-45 cents each, at 3-5 inches long. Two services have been contacted, each offer a different service than the other, both sell fish, both recommended an audit on the lake. Service 1: would do something similar to what the person from Union Co. School does, only he does more investigating, spends more time, charges \$150 will then make a recommendation on how many fish is needed and what kind.

Service 2: Aquatic Environmental offers a service called Pond Audit. It is very, very extensive, they put a boat crew in the water and do what they call electro fishing - shock the water, fish float to top, catch the fish, analyze the fish - quantity, health, size, type. Algae is checked - is it natural or due to fertilizer run off? Determine any predators like catfish, snapping turtles or any unknown undesirable species. The report back is very extensive - are the fish healthy? Diseased, what disease? Charges \$1,000 to do extensive process. Right now the large existing bass would eat the small new fish. One service recommended 2,000 per acre of fish. Likely of new fish lasting a year is pretty good. If we want to manage it long term, we need to decide what to do, lake is over 20 years old, it has been stocked a few times. It was recommended before adding new fish to start removing the larger bass that are already in there. Long term if the larger bass are controlled the smaller bass will survive. What kind of structure is in the pond to protect the fish? It will be the fall before any fish can be added. It's a complicated process and the overall cost including fish could be \$3,000. Just to buy fish and hope for the best would be \$1,500-2,000. Sandy Sumner: If people are eating the fish, people should know what they are eating. If it's a one time deal, would the more extensive evaluation be worth it?

Russell made motion to have pond analyzed, Wayne seconded. All approved, motion carried. Mike will make further contact and keep everyone informed.

**Open Discussion:**

Ed Cole suggested a bass fishing tournament.

Harvey Knight: Are minnows allowed to be used as bait? Answer: No minnows, worms and artificial bait only.

Wayne: Thank you to Dan, Russell and all the residents who are here all year round.

**Closing Comments (Dan Bochenski)** Next meeting is the annual meeting on June 2. Registration at 9am, meeting at 10am, bring chairs to be comfortable. See you then.

There being no further items brought before the Board, the meeting was adjourned at 3:34 p.m.

Respectfully submitted,

Shelly Ciavarella, Secretary  
Choestoe Falls RV Park Homeowners Association, Inc.