

Choestoe Falls RV Park HOA
2026 ANNUAL OWNERS MEETING - Minutes

Location: Choestoe Falls RV Park Pavilion

Date and Time: June 6, 2026 – 10:00am

CALL TO ORDER & WELCOME – Karl Hanscom, President

- Mike Wilson – Secretary, confirmed that check in is complete. We had 66 owners present in person and 26 by proxy for a total of 92. A Quorum of 73 is required to conduct the business meeting. A quorum was present and the meeting continued.
- Karl – Called the meeting to order and welcomed members and new owners.

APPROVAL OF PRIOR BOARD MEETING MINUTES – May 15, 2026

- Mike Wilson – The minutes from our May 15th meeting were made available on the bulletin board and via email. As there were no questions, a request for a motion to accept the minutes as presented was made. Ed Cole made the motion and Lewis Cloud seconded. The minutes were accepted and will be recorded.

DIRECTORS REPORTS:

- Jill Key, Treasurer - Financial Report:
 - Our finances are in good shape. As of the end of May we have a balance of \$92,351.00.
 - All dues have been paid for 2026.
- Karl Hanscom – Park Maintenance – Ongoing projects:
 - Cleaning the white fence on Wolfstake
 - Mowing the drain field four times per year
 - Trim trees as needed for appearance and Wi-Fi
- Mike Wilson – Secretary update:
 - We will continue to use email as our primary means to communicate with owners for park business. If anyone wants to update or add to the directory or email addresses, please let me know. Facebook will not be used for park business.
 - If anyone wishes to have an emergency contact listed, send it to Mike via email. It will be kept confidential among the Board and used to contact the person in case of an emergency.

- Russell Straley – Update on our park water and sewer systems.
 - We track our water usage weekly. During the summer we use about 45,000 gallons per week.
 - The state conducts water test for contaminations three times a year. Our last report had no contaminations.
 - Russell did a system water test on June 4th. Our water system is in good shape. No problems or concerns.
 - Our water supply is treated with salt, UV, silt filters. They are checked and cleaned weekly. Monthly chlorine tablets are added to the well water to help purify the water.
 - The weekly mowing is getting grass in the pond. It is clogging up the pump under the deck that circulates the water. We will be installing a screen over the intake pipe soon.
 - The money from the laundry is collected and deposited in our park checking account. If anyone needs quarters for laundry, see Russell.
 - Anyone interested in how our water and sewer systems work are encouraged to get with Russell. Also anyone willing to help when a problem arises can get with Russell.
 - Concerning storage boxes, Russell explained that only One box is permitted per lot. This is in our Covenants in Article X, Section 16 (c), page 19.
 - Finally, we ask that owners NOT let their water drip or run during the winter months. If we have a power outage and our water pumps are off line, the water lines can freeze.
- Rick Brawner – Website, Lot sales update:
 - Our website has all the park information for owners, lots for sale and forms to download. The renter forms are also there.
 - Currently there are 13 lots for sale. All sales are posted on the website and in the pavilion.
 - All owners that rent their lots MUST fill out the online rental form before their renter arrives. We need to know who is in the park and for how long.
 - If you have a lot or RV you are selling, contact Rick. He will put it on the website and bulletin board.
- Pam Kruse – Activities and Social Events:
 - Social events are sent out weekly via email and are also posted on our Facebook page and the bulletin board.
 - July 4th will be pot luck. The board will sponsor hamburgers and hot dogs. More details soon.
 - All the events for the year are posted on the social bulletin board.
 - Volunteers are always welcome and can help with the various activities.
 - We can always use donations. If you have a craft and would like to donate something, let Pam know. Also, thank our vendors who donate to the park. Let them know we appreciate it.
- Debbie Schob – Director at Large
 - As a new board member, Debbie is getting involved in various duties of the board and park. She is willing to help where needed.

UNFINISHED (OLD) BUSINESS:

- Mike shared a reminder to check smoke detectors and CO alarm units. Mike returned home to a beeping alarm recently. Assuming it was a low battery in the smoke detector, it did not have a battery. It came from the factory without one. We should all make it a habit to change the battery at least once a year. Also, every CO detector has an expiration date, usually after about 5 years. It's a good idea to check the expiration date on yours. If anyone needs help, contact Mike.
- A suggestion to have a "Fire Blanket" in your RV. They can put out a fire very quickly. Home Depot has them and they are not very expensive.
- Karl informed the owners of a recent fire caused by Christmas lights in a small tree on an owner's lot. Fortunately, it was seen and quickly put out. A reminder to watch and not leave lights on when not at home.
- We also have an AED, choking kit and first aid kit in the pavilion between the two bulletin boards.
- Karl reminded all our owners:
 - Dogs – Clean up after – On the mailbox and creek side of Wolfstake Rd.
 - Trailer – When Full DON'T add or put on ground.
 - Break down boxes for dumpster.
 - Don't leave anything inside dumpster enclosure.
 - Return borrowed tools – clean and in their place.
 - Vegetation in creek – Don't put any into the creeks. It can create a blockage.
 - Turn off water in bathrooms – turn off lights.

NEW BUSINESS:

- Karl introduced three proposed amendments to our Covenants to the owners.
 - Hitch Fences: Establishing guidelines for construction of a fence in front of an RV's hitch and clarifying wording for all fences.
 - Landings at the entrance to an RV. Establishing guidelines for size, materials and construction to allow for safe access to the RV.
 - Signs. Adding clarification and definition to what types of signs and content are not permitted.

A question-and-answer time allowed owners to provide input.

- Related to the Hitch Fence proposal:
 - Russell shared a design and pictures of a hitch fence he built for his fifth wheel. He explained the materials, size, color and design.

- Some questions from the owners regarding existing ones in the park. The amendment will not require any current fences to be removed, but if one is replaced, it must comply with the new guidelines.
- Fence colors were discussed. The board will make sure that any owner putting a fence in place has the option for stain, leaving natural or painting.
- A new Lot Improvement Form for Hitch Fences will be needed. It will be available along with other forms for lot improvements.
- Hitch fences as well as utilities fences are optional for all owners.
- Related to landings for access to RV's.
 - The size for a landing is 30 sq feet.
 - There will be a new Lot Improvement Form for this also.
- Related to Signs.
 - Karl reviewed the amendment.
 - Owners should be aware of the easement of 3' from the roads to the property. This includes bushes and any ornaments such as stone or posts.
- In conclusion, Mike explained how our Covenant amendment process works.
 - All amendments are reviewed and approved by the board first.
 - They are usually introduced at an annual meeting. But could be presented at any time if the board determines it is needed.
 - The owners are allowed time to review, ask questions and comment during the annual meeting.
 - An email is sent to all owners after the board finalized the wording and details of each amendment.
 - All owners are given time to review and ask questions for a period of time, usually a week.
 - After the review time, a ballot is sent to every owner via email.
 - The voting period will be two weeks.
 - At the conclusion, the Board informs all owners of the results.
 - In order for an amendment to be adopted requires a 2/3 yes vote by the owners. That threshold is a yes vote of 92 owners.

OPEN DISCUSSION:

- Rudy Tucker made a recommendation that the fountains be turned off at 7:00pm to allow for quiet time for sitting outside in the evening. Karl responded that this was addressed last year with a survey of all pond lot owners. The majority were not in favor of changing the time. The board does not feel that this is in need of revisiting.
- A question about the height limit on decks was asked. It is currently 18" from the lowest point from the ground. At the current time, the board does not feel a change to the current rules is needed.
- A question about our Wi-Fi system and use of extenders was asked. Karl asked the owners how many did not have an extender. There were many who did not have one. Karl will contact Interstate Communication to see if we can get a discount if we have several owners that may want one.
- Mike explained that the Choestoe Falls connections are not secured. They are visible to anyone on the network. An extender provides a very high level of security.

- Our system is line of sight between antennas. Trees need to be trimmed and maintained to provide the best signal.
- One last note on old Dish and Direct TV dishes. If they are no longer needed, please remove them. If anyone needs help, contact a board member.

ADJOURNMENT – As no other business was needed, a motion to adjourn was made by Russell Straley and seconded by Karl Hanscom.

The meeting was adjourned at 11:15 am.

In closing, the board would like to express our sincere appreciation to all of our owners for their support of the board and the overwhelming cooperation and willingness to pitch in and help with everything we do at the park. You all are the reasons that Choestoe is known as the best park in the mountains.

THANK you all,

Your Board of Directors