

Choestoe Falls RV Park Homeowners Association, Inc.

Board of Directors Meeting May 6, 2022

Members Present: Dan Bochenski, Jill Key, Linda Bochenski, Russell Straley Tony Jarski, Bob Weis and Pam Kruse

Property Owners in Attendance: Bill & Sue Purdy, Becky McFarlin, Rick & Pat Brawner, Mike Riddle, Harry & Pat Jinks, Kevin Parker & Helen Kennedy, Peter & Sandy Galligan, Fred Tolley & Shari Lastarza, Russ & Debbie Marlowe, Don & Patricia Groover, Mike & Carol Wilson, Dave Keller, Patti & Matt Goretti, Rich & Stacey Powers and Rocky & Lisa Johnson

Dan Bochenski called the meeting to order at 3:34 pm. The Board conducted the following business:

President's Update (Dan Bochenski)

Dan thanked our prior President, Rick Brawner, on a great job done getting our internet service with Interstate Telecommunications up and running. The Board has decided to go with Interstate Telecommunications for the installation on our security cameras. We are waiting for the camera prices to come back down to our proposal quote. We are hoping this will happen over the summer.

Old Business:

HEDGES (Dan Bochenski)

The hedge height restriction of 4 foot maximum was implemented by the developers. Their initial idea was to keep views of mountains and pastures. We do have many that are taller. The Board is now looking into a change to the Covenants regarding "blind views" cause by some hedges. The update will come at the Annual Meeting next month.

DRINKING WATER (Russell Straley)

Russell gave an update on the iron levels in our drinking water. Last year our iron levels were above the acceptable amount. The system was backwashed with bleach. Before this process was done, our iron level was .43. After flushing the system with bleach, the iron level dropped to .14. Acceptable amount of iron is .3, so the processed worked. Our PH level was 7.3 – tolerance range is 6.0 – 9.5. Dan Bochenski commended Russell for all his hard work.

Director Report (Russell Straley):

The water softener is currently down. The jet system is plugging up. We will flush the system again and take water samples and compare to last year. If contaminates are up, we will go through the flushing process again. We have a good well. Our pump is 335 deep and was rebuilt 2 years ago.

There are forms required for propane gas bottle installation and general lot improvements. We are strict with our Covenants and these forms must be submitted before any work begins.

Treasurers Report (Jill Key):

We are in a great position on our budget. We've recouped over \$13,000 in past due fees, fines and interest.

Director Report (Tony Jarski):

Current Repairs and Maintenance projects:

- Well pump house – roof replacement and lift hooks for repair access
- Chimney leak – Russell Straley has already done repairs on the chimney flashing, but we still have to repair the chimney cap to stop the problem
- Trailer parking area – to move the utility trailer along side the dumpster, landscape timbers and gravel will be done.

- Dan Bochenski has contractors looking at the rot over the lavatory doors and the northwest side of the pavilion. Russell Straley commented that the flashing was never done properly

Director Report (Pam Kruse):

We had a great social and game night Thursday night. Take note of the social bulletin board. Saturday night is Mexican night. The Social Committee has been collecting donations from area restaurants and local vendors. Some really great prizes have been found for raffles. Pat Jinks says the old cushions are in the dumpster if anyone cares to go diving!!

Open Discussion:

New owners Fred Tolley & Shari Lastarza, Rich & Stacey Powers & Rocky & Lisa Johnson introduced themselves and all said how happy they are in our park. Dan Bochenski asked that everyone please familiarize themselves with the Covenants and Rules and Regulations of the park. The Board will help with interpretations if necessary.

Owner John Drake stated that anyone is welcome to visit them at the waterfall, but please call first. They are going to have a bumper crop of cherries and other berries as well. Call and you pick. John also offered his tractor to help with folks that need to remove trees. He has done this before. If he can save anyone money, he is willing to help out. There are a lot of talented people living in the park and we should draw on their expertise, however, he only recommends people who are qualified and can save the Association money. Money saved on bids can be money put away for future expenses. John did state that, contrary to what some may have heard, he has never made money on helping out park members.

There being no further business, the meeting was adjourned at 4:11 pm

Respectfully submitted,

Linda Bochenski, Secretary
Choestoe Falls RV Park HOA, Inc.