

**Choestoe Falls RV Park Homeowners Association, Inc.
Board of Directors Meeting July 17, 2020**

Members Present: Rick Brawner, Judy Crim, Jill Key, Shelly Ciavarella, Russell Straley & Kenneth Broadwater

Property Owners in Attendance: *Due to Covid-19 Coronavirus, the meeting was limited to board members only; the meeting minutes will be sent to all owners via global email and posted on the website.*

Interim President Rick Brawner called the meeting to order at 2:59 p.m. The Board conducted the following business:

Open President's Position

Rick Brawner recused himself from the meeting during the discussions and voting of the open President's position. The following owners have entered their name for the President's position: Rick Brawner; Larry Dolson and Dan Bochsenski. A discussion was held. Shelly made motion to vote, Russ seconded. Voting was done. The Board elected Rick Brawner as President of the Choestoe Falls RV Park HOA.

Rick returned to the meeting and accepted the position of President. The meeting continued.

Rick Brawner, President

Brett and Kyle Ladd (126 CFC) Variance For Three Vehicles: Rick has written and the Board accepted a very specific variance to the covenant violation of the Ladd's having three vehicles.

Ladd Vehicle Variance

The Board has decided to give a variance to the Ladd's, of Lot #18 (126 CFC) allowing them to maintain three passenger vehicles on their lot. There is a unique situation, with their daughter living there due to complications from COVID 19. That being said, there will be very exact stipulations connected with this variance. It will only be in effect for the period of time their daughter Danielle is living with them, and will not be transferable to any other persons. While the variance is in effect, only the three passenger vehicles will be allowed to be maintained there. No golf carts, trailers, or any other types of motorized vehicles will be allowed to park on the lot.

Furthermore, at such time when their daughter leaves, the variance will cease to exist, and they will be bound by the same rules as everyone else, allowing only two passenger vehicles to be parked on the lot, as described in the Covenant, Article X, section 6.

Rick made a motion to accept the Ladd variance; Judy seconded. Motion carried.

Proposed Rule Change to Dog Leashing and Clean Up, Section II, page 9.

Dog Leashing and Clean Up

Owners are responsible for maintaining total control over their dogs at all times. Dogs must be leashed when not on their own lot. The Board will immediately address violations. Owners must clean up after their pets on all property within the boundaries of the park. 071720.

Rick made a motion to accept the rule change; Shelly seconded. Motion carried.

Wi-fi Proposal to Owners:

Rick provided a Wi-Fi Proposal Handout at the meeting that will be sent out to the owners.

Jill Key, Treasurer

The junk runs are very expensive and we are reaching the top of our budget for that category. Jill suggested that maybe we drop back the junk runs to only a couple yearly vs monthly. Board members agreed to limit junk runs to 2x/year.

Research is being done whether or not we need the pavilion phone. Brett Ladd had asked the HOA Insurance provider if an emergency phone line is needed, they said no. Rick will check with the local emergency services to see if an emergency landline is needed.

Jill is doing the books on an old version of Quick Books, to update the program it will cost \$300. Jill recommended to make a donation of \$150.00 to the Literacy Group, which will allow Jill the use of the program. The money will come out of the raffle fund.

Russell Straley, Lake / Architectural Director

Questioned the set distance from decks to the pond. In years past, before he came on some decks were allowed to be closer.

Judy: The Compliance Committee has been working and researching if the distance should be 25'? No environmental agencies have a problem with decks close to the pond. We would need to change that number in the rules, that will bring decks that are too close into compliance.

Kenneth Broadwater, Beautification / Maintenance Director

We have a serious problem with the fascia board on the pavilion. It will be an expensive repair; water damage is starting to spread into the roof rafters.

Leaves are being dumped into the creek. Owners have complained that somewhere up stream, leaves are being dumped into the creek. Owners are responsible for removing leaves; they should be bagged and put in the utility trailer.

Dumpsters are filling up fast, boxes are not being broken down; trash is being thrown on top. Ken suggested a second service call during the week; or adding a third dumpster. Either option will be more money. Rick stated he will make some calls and get prices for those options.

Paint in the loaner shed. We have too much of it, it needs to be cleaned out and disposed of properly.

Painting the white fence on Wolfstake Road will be completed this week.

The water run off from the pavilion gutter (chimney side) has been redirected and the grass is coming back.

All the picnic tables in the pavilion have been painted; damaged boards on the pavilion deck were replaced.

FUTURE PROJECTS / REPAIRS NEEDED:

Boards surrounding the dumpster area are rotten, they need to be repaired.

Pavilion roof paint has oxidized. Ken tried to pressure wash the roof and it made no difference; needs to be repainted.

Pump house roofing needs repairs. Remove the shingles and then replace with tin.

Gutters on pavilion need painting.

Fill in all the bee holes on exterior pavilion siding.

Chimney stone has discoloration.

Pressure wash the pavilion screens and seal the cracks in the concrete floor.

Rick asked if a termite bid was submitted. Judy will follow up and get quotes.

Judy Crim, Vice President

Issue with the geese: it is illegal to harm the nest, eggs etc. on the Choestoe property, they are federally protected. Floating swans will deter the geese, \$35/ each.

The Compliance Committee is going over the Covenants and Rules & Regulations regarding the distance of decks.

Currently there are two board members and three owners on this committee.

Shelly Ciavarella, Secretary

HOA Courtesy Weed Control in June: We had 14 owners ask the HOA to spray their weeds and Ken Broadwater completed that task.

Name Tags: A total of 25 badges were ordered from owners and the badges have been received. The HOA paid the \$5 for postage, anything more the vendor said they would absorb the cost.

Backhoe Use: With all the Park clean up going on, I received a call from John Drake who has offered his backhoe and services to the Park if needed.

Census Bureau Meeting: I have a meeting with the census bureau folks in September. I will send out a global for a headcount of full timers when that time gets closer.

Annual Homeowners Meeting rescheduled from June to be held Saturday, September 5, 2020. Letters/proxies to go out no later than the first of August. I have called the Blairsville Community Center for information regarding their facilities/cost to hold our meeting there.

Rick stated he has the electronics to have it in the pavilion, with the owners spread out for safe social distancing, indoors and outdoors.

Next Open Board Meeting will be held on Thursday, August 27, 2020 at 10am.

Rick Motion a motion to adjourn; Russ seconded. The meeting was adjourned at 5:24pm.

Respectfully submitted,

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