

**Choestoe Falls RV Park Homeowners Association, Inc.  
Board of Directors Meeting August 27, 2020**

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

**Owners Present:** Donald & Patricia Groover, Rosemary Hines, Sue & Bill Purdy, Barbara Straley, Tommy Anderson, Mike & Carol Wilson, Carl Straw, Gary Allgire, Harry & Patricia Jinks, Terry & Mary Mayfield, Lyn Baxter, Ed & Rainy Hauser, Donna Hartman, Patti & Matt Goretti, Kyle Ladd, Lynda Johnson, Ed Kruse, Pat Brawner, Stan & Karen Riva.

Rick Brawner called the meeting to order at 10:03 a.m. The Board conducted the following business:

**President's Update (Rick Brawner):**

Asked for all cell phones to be silenced.

We need to approve the minutes from the July 17, 2020 meeting. Are any further discussions needed?

Jill made a motion to approve the meeting minutes; Rick Brawner seconded. Motion passed.

Introduction of the Board.

**Treasurers Report (Jill Key):**

The HOA has spent a lot for repairs and maintenance. The normal bills of the budget are a total of \$19,000, if we only spend what we have budgeted, our expenses will be \$18,000. In January 2019 our opening balance was \$30,000; in 2019 we were over budget by \$5,000 which dropped the surplus balance. This year we hoped to be in the good, but costs continue to rise.

Rick/Russ: Grinder pumps were replaced for \$8,000 and \$2,600 recently; both will last a long time but they needed to be replaced.

Jill: There are a lot of maintenance projects that needed to be done this year; with more to be done as the budget allows. The Board can increase the HOA dues by 10 percent without approval of owners, at some point it can't keep coming out of the reserves. We have one owner (L. Bennett) who still owes their 2020 Annual Dues.

Sue P: How much is in the reserves and what are we holding the reserves for?

Jill: \$24,700 is in the reserves; whenever the budget is over, it is taken from the reserves and every year it has been going down.

Sue: How much do we put into the reserves every year.

Jill: None this year because we will be over budget.

Rosemary H: In the July 17th minutes it was stated that 14 owners asked for weed spraying. Were those owners sent a bill?

Rick Brawner: No. It was a courtesy spray done by the HOA due to the Covid virus because many owners were unable to travel.

Judy C: Stated she donated the Roundup.

Rosemary: Jill Key stated in the July 17, 2020 minutes that research is being done to see if a landline is needed. Has that issue been resolved?

Rick Brawner: The landline is still in use.

Rosemary: In the July 17 minutes Rick asked if a termite bid was submitted. Was that done?

Judy C: Stated she is working on quotes.

**Director Report (Kenneth Broadwater):**

Everything he is working on is minor repairs such as: signs that need to be painted, using paint that we have; keeping the restrooms supplied with paper products we already have purchased. Repairs are on hold.

Mary F: stated she has a large Christmas tree she would like to donate.

After a discussion concerning storage space - the Board will accept the tree offered and replace it with the existing trees in storage which are not in great shape.

Pat Jinks: Commented that she has made/donated a lot of decorations, after the event, she takes them back to her lot and stores the items at her place so no storage is needed from the Park.

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

The HOA Annual Meeting is next Saturday, if you have proxies from anyone, please turn them in ahead of time.

Judy: Stated that we will have a sound system so everyone can be heard.

Pat Brawner: Any owners who are able to walk to the meeting, should walk down so more of the parking lot is available for seating purposes.

Mary F: Suggested for owners to bring your own chairs.

Matt G: Asked how long do the meetings last?

Rick Brawner: Past meetings have lasted at least two hours.

Pat J: Asked if they are representing someone, who gets the proxy, themselves or Shelly?

Shelly C: Whatever is easiest for that owner, give to Pat or Shelly, as long as Shelly gets it prior to the meeting.

**Vice President's Update (Judy Crim):**

This year a Compliance Committee was created - if there are any issues the Board can send those issues to be discussed by the Comp Comm. The Compliance Committee will make a recommendation only to the Board and then the Board makes a decision to agree or disagree with the Comp Comm's resolution. Hopefully we won't need to use it and that neighbors will communicate issues to each other if needed.

The Social Committee did meet, however it was decided that there wouldn't be any gatherings due to the Covid 19 virus. If owners want to get together that is their decision, but the HOA will not be having any organized events.

Judy thanked Pat Jinks for all the decorations she makes.

Judy said that hopefully next year we can get back to the pot luck dinners; her Mom passed recently and she will have more time available. Judy stated that for past pot luck dinners, she would go out and ask for raffle prizes. Judy suggested if owners are out and about and want to ask businesses for donations for the raffle to go ahead. The raffle money is used for extra projects like the screens that were installed in the pavilion, termites etc.

Judy stated that before items are placed in the storage cabinet in the ladies room, the donation should be Board approved.

Pat J: Stated that the decorations she has made have been at no cost to the Park.

Rosemary: Who is on the Compliance Committee?

Judy: Judy Crim, Rick Brawner, Joe Stefani, Bob Weis and Harry Jinks.

Rosemary: On April 3, 2020 I had a conversation with Judy regarding liability insurance. How much liability insurance do we have on the grounds? Do we pay a yearly fee for liability, and what is covered?

**Director Report (Rick Baxter):**

Looks forward to meeting everyone. Stated that his wife (Lyn) and Rick have been owners here in the Park for a year and we love this place.

**Director Report (Russell Straley):**

It was a high bill on the sewer; normally both grinder pumps don't go down - one shorted out and one burned out. Phase II seems to go through the pumps quicker for some reason, Phase 1 has never had a pump replaced until this year.

A Stink Remover was placed into the well and is helping with the smell but occasionally plugs up due to the iron, so a filter was added and that seems to help.

Lots 100 and 102 are replacing their rail fences.

Barbara S: New owners might not know how bad the water has been, the water now it is a great improvement.

**NEW BUSINESS:**

Rick Brawner: Stated that a few people have approached Russell about adding generators for use when the power is out. The generators are not cheap, the cost would be well over \$10,000 to do this, an assessment charge would be needed. We have made it 20 years without one, but that doesn't mean we shouldn't think about it.

Rick Brawner stated that Rick Baxter will be doing research for security cameras for the garbage and pavilion areas.

Rosemary: Stated that the HOA should set up a check and balance for the laundry money when removed.

Rick Brawner: He removes the coins.

Pat Groover: Asked if it would be possible to put in a change machine in the laundry room?

Rick Brawner: A change machine would cost money. He is available to hand out quarters.

Pat Jinks wants to thank everyone who volunteers for projects, Choestoe is the best park that I have been in, including the people. Thankful every day to be here in the Park.

Rick Brawner made a motion to adjourn the meeting, Mary Frazier seconded. Meeting adjourned.

There being no further items brought before the Board, the meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Shelly Ciavarella, Secretary

Choestoe Falls RV Park Homeowners Association, Inc.