

# Choestoe Falls RV Park Homeowners Association, Inc.

## Board of Directors Meeting September 3, 2022

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

**Property Owners in Attendance:** Cathy Darling, Bill & Sue Purdy, Karl & Kim Hanscom, Peter & Sandy Galligan, Don Thompson, Barbara Straley, Stan Riva, Pat Jinks, Susan Savage, Pat Brawner, Al Gajarsky, Mike Wilson, Mark & Shelly Ciavarella, Richard Bloom, Dave Keller, Bill & Becky McFarlin, Don & Patricia Groover, Kathy Stucker, Aaron & Kathy Tesch, William Smith, Terry & Mary Mayfield, David & Jane DuBois, Ana Jarski, Donna Hartman, Gary Allgire, Rich Powers and Ed & Rainy Hauser

Dan Bochenski called the meeting to order at 10:00 am. The Board conducted the following business:

### **President's Update (Dan Bochenski)**

Our security cameras have been up and running for a month now. Location of each camera was announced. With the cameras and signs of 24-hour monitoring, our dumpsters have not been as full, indicating that the signs may be deterring outside dumping. As for the dumpsters, please watch what you put in our dumpsters. The sign is clear what you can and cannot dump.

### **Director Report (Russell Straley)**

With regard to the security cameras, you are video and audio recorded when the cameras go into action. Our technology service recommended we do not turn off audio recording should anything happen that we would need that.

Our water filtration system was installed in 2015 and we've had some problems. The circuit board went out recently, and that has been repaired. Our independent water test was taken at the end of May. We will be taking samples again soon and adding a test for PH balance.

Russell requested that all Board members get the rental forms.

Russell requested that a Compliance Committee be formed to canvas for possible covenant changes.

Russell made a motion that we go back to monthly meetings. Pam Kruse seconded. Motion passes to start next year.

### **Treasurer's Report (Jill Key)**

Laundry budget will exceed expectations. So far, we have taken in \$3,700 this year and spent \$2,300. Propane is currently \$500 under budget. Waste disposal is over budget. We are doing good on the budget for repairs and maintenance.

### **Director Report (Pam Kruse)**

The Social Committee is taking in more money than they are spending. Pam is always open to suggestions and volunteers are always needed.

### **Director Report (Tony Jarski)**

Tony got together with Stan Riva and completed a few odd jobs. The Maintenance Committee needs volunteers.

### **Secretary's Report (Linda Bochenski)**

First, there was a "typo" in my email for the results of the Utility Trailer amendment. The results were 79 YES, 19 NO, and 45 No Response. I had originally reported 44 No Response.

With regard to Russell Straley's request to form a Compliance Committee, Linda responded that we can form committees, however, the Board of Directors IS the Compliance Committee and read an excerpt from our Covenants:

ARTICLE IX, General Provisions, Section 2-Amendment

This Amended and Restated Declaration may be amended only by the affirmative vote (in person or by proxy) or written consent of members representing two-thirds (2/3) or more of the total voting power of the Association authorized to vote on amendments.

Electronic mail (email) from the deeded Owner(s) is acceptable as long as it is printed and kept on file indefinitely. Any amendment must be recorded among the Official Records of Union County, Georgia. **Any proposal for an amendment must be submitted to the Board and pass their review/approval before being submitted to the entire membership for approval.**

Owners may submit proposals to the Board 365 days a year, not just at the Annual Meeting, however, it is up to the Board of Directors to review how the change would benefit all members of the association and decide from there.

**President's Comments on Amendments (Dan Bochenski)**

Discussed the Covenant vote to keep utility trailers on unoccupied lots. The vote went out to all owners and many did not vote, which resulted in the amendment not passing. The Covenant remains as is and utility trailers will not be allowed to remain over 30 days on an unoccupied lot. We find it sad that 45 people did not vote when many had a lot to say about this subject at the Annual Meeting. A recent purchaser said they traveled a radius of 100 miles and found our park to be the best. This proves that our Covenants along with our Rules and Regulations work.

**Open Discussion Period:**

**Ed Hauser** asked what ever happened to installing a TV in the pavilion? **Dan Bochenski** replied that that was a plan made by our Former Vice President and turned down due to cost of satellite service and no way to protect the equipment.

**Karl Hanscom** volunteered to help with the new driveway for the yard waste trailer. He also informed us that there is a tree that is dying on the property behind him. We will contact the owner to have it removed.

**Gary Allgire** commented that we used to trim trees along the roads. **Dan Bochenski** replied that that was done one time because of a particular tree that was growing over the road at the top of Main Street that blocked RV traffic and the project grew from there. We will look into scheduling for next Spring; however, it is the responsibility of each owner to keep their trees properly trimmed. Gary also asked that we remind people of what they can and can't put in the yard waste trailer. Don't mix garbage in the bag with clippings. The Grinder requires that all bags be opened before dumping.

**Sue Purdy** reminded everyone about this evening's pot luck dinner.

**Patricia Groover** asked about the vinyl drop curtains that were approved at the Annual Meeting in June. Bob Weis indicated that he has the information and will turn it over to Pam Kruse.

**Don Byrd** provided a little comic relief with his comments regarding proper dumpster etiquette and leaving lights on. The dumpsters get filled right up to the door shortly after pickup. Throw your trash toward the back and don't block the door. He sees lights on at night in the pavilion – turn the lights off when you leave. He finds the men's room lights and fans on frequently – turn them off when you leave.

**Pam Kruse** thanked whoever put up the new U.S. Flag on our pavilion wall.

Our next open meeting will be the 2023 Budget Planning meeting to be held on October 21<sup>st</sup> at 3:30 p.m. All owners are welcome to attend.

There being no further business, the motion to adjourn was made by Russell Straley, seconded by Jill Key and the meeting was adjourned at 10:57 a.m.

Respectfully submitted,

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