

Choestoe Falls RV Park Homeowners Association, Inc.

Board of Directors Meeting October 9, 2021

Members Present: Rick Brawner, Jill Key, Linda Bochenski, Russell Straley, Bob Weis and Tony Jarski

Property Owners in Attendance: Karl & Kim Hanscom, Jerry & Liz Dunn, Gary Allgire, Tim Perkins, Eddie & Joyce Hogeland, Ana Jarski, Rick & Lyn Baxter, Mark & Tina Hawkins, Cathy Darling, Frank & Gail Bush, Stan & Karen Riva, Mark & Shelly Ciavarella, Patti Goretti, Larry Vickers, Carl Straw, Glen Jones, Hop & Don Byrd, Dave Keller, Barbara Straley, Mike & Carol Wilson, Peter & Sandy Garrigan, Greg & Jeanna Weot, Harry Jinks and Pat Brawner

Rick Brawner called the meeting to order @ 10:00 am. The Board conducted the following business:

President's Update (Rick Brawner)

Approval of August 7, 2021 minutes. Jill Key made a motion to approve minutes, Linda Bochenski seconded. Minutes Accepted.

Old Business:

HEDGES: The hedge restriction of 4 foot has been suspended until an owner vote. Tony Jarski made a motion to suspend, Bob Weis seconded.

PROPANE PRE-BUY: Propane pre-buy was no longer available through Proflame.

DRINKING WATER: A follow up test was done on the hilltop of Main Street. The iron content has dropped from 0.43 to 0.12. Since the test is very reasonably priced, the plan going forward is to test our water quarterly.

Director Report (Russell Straley):

- The filtration medium contained too much iron. The old material was removed, the tank cleaned out with new medium and gravel replaced. Then 25 gallons of bleach was pumped into the supply lines. This was to be a 1-day project, but the pump controller failed half-way through, so the bleach sat overnight. It was decided the overnight soak and flush the next day turns out to be a better ongoing method.
- We have 5 flush valves, but another valve is needed on the Main Street hill to flush that end more often. This will be installed in the near future.
- We have a septic grinder pump that has been out for approximately 3 weeks. Byers Well & Drilling is looking for a higher quality pump, but they are hard to find (Myers brand). Karl Hanscom asked Russell for information on the Myers pump, which is what we have in the front pump and has never failed. Karl will do the research to see if he can find anything.

Mark Ciavarella thanked the Board for all their efforts.

New Business:

The property at 136 Choestoe Falls Circle is in the process of being cleaned up. Tree trimming, weed removal and shed painting are underway. Landscape timbers will be replaced and new gravel put down. The current lien will be amended which now amounts to \$11,284. Once the amendment is done, Jill Key and Linda Bochenski will sign off. Tony Jarski made a motion to file the new lien, Bob Weis seconded. Rick Brawner stated that the family attorney will still want to negotiate.

SECURITY: Rick Brawner has been looking to a “Ring” security system for the park. With the new WiFi, we should be able to get ample coverage. The cost is reasonable and provides 60-day video storage should anything happen that we need to look back on. Updates to follow.

FIREPLACE LEAK: The concrete on the chimney is cracked and allowing water to leak down inside and has rotted the wood above the mantel. Russell Straley is looking into a metal chimney cap to fix this properly.

UTILITY TRAILER LOCATION: The trailer will be relocated next to the dumpster containment. Landscape timbers and crusher rock will be done to prevent any further damage to the grassed area while allowing easier access.

Treasurers Report (Jill Key):

- The Social Committee raised \$105.00 from the October pot luck raffle.
- The Budget Proposal for 2022 was reviewed assuming dues remain the same at \$78,650 plus laundry income. Propane has gone up. Waste disposal keeps going up. Cost of material for Maintenance and Repairs has gone up. Postage has gone up as well, so the Annual HOA Dues Notice will be going out email. The invoice will be going out in early December. The fee is actually due by January 1, however, there is a grace period until January 31st. Dues must be received or postmarked by January 31st to avoid a late charge.
- On the upside, lawn maintenance and insurance have remained the same. The new Wifi system has dropped significantly to an annual budget of \$8,000. Our tax bill was over \$2,000 whereas before it was around \$600. Jill Key appealed and the bill dropped to 6 cents. Property tax budget set at \$100 for 2022.
- Right now, we are \$2,200 over budget based on dues remaining the same at \$550.
- Discussion to raise the dues was held. If dues are raised to \$600/year, or \$85,800 total, this would result in sufficient income to cover expenses start rebuild our reserve, which keep dropping. Owner, Don Byrd, mentioned that even with an increase, our dues are still lower than most RV parks in the area.
- Tony Jarski made a motion to increase due to \$600/year, Harry Jinks seconded.
- Laundry Line Item: Separating Income vs. Expenditures. Excess income could be used to replace one machine at a time. The drawback is that non-water saving machines are very hard to find. Mike Wilson did a quick search and found a Whirlpool commercial washer for \$1,000. Jill stated that we take in \$4,000 a year and have spent around that much on repairs and annual service since 2014.

Director Report (Tony Jarski):

Tony contacted the County regarding our drainage situation along Wolfstake Rd. near the bridge. There is more drain off than the current culvert can handle. The county will come out a take a look at this.

Donations: The Board would like to acknowledge and thank the anonymous donor that is purchasing all new tarps, straps and storage container for the utility trailer that disappeared. And thanks to Bill & Roni Kellerman for their donation of another storage box and a 4500 Watt/30 Amp output generator. Owners in need of a temporary generator should see a Board Member.

Tony Jarski made a motion to adjourn, Don Byrd seconded. Meeting adjourned at 10:56 am.

Respectfully submitted,

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

Attached: Budget for 2022