

Choestoe Falls RV Park Homeowners Association, Inc.

Board of Directors Budget Meeting October 21, 2022

Members Present: Dan Bochenski, Jill Key, Linda Bochenski, Russell Straley, Rance Jackson and Pam Kruse

Property Owners in Attendance: Karl & Kimberly Hanscom, Mike & Carol Wilson and Jose & Cathy Santos

Dan Bochenski called the meeting to order at 3:30 p.m. The Board conducted the following business:

President's Update (Dan Bochenski)

Dan announced that this meeting is for the purpose of planning our 2023 Operating Budget and turned the meeting over to our Treasurer, Jill Key.

Jill Key, Treasurer

The 2023 proposed budget keeps all the income the same as 2022 without an increase in annual dues. Jill reviewed expense items line by line.

- Propane increased to \$3,500 from \$3,000
- Waste Disposal increased to \$12,000 from \$9,000
- Postage stays at \$100
- Lawn stays at \$25,600
- Grounds reduced to \$100 from \$200 (covers yard waste/junk disposal)
- Property taxes are now \$0.00 from \$100.00
- Electricity increased to \$8,000 from \$7,000
- Pavilion Phone stays at \$600
- WIFI reduced to \$7,000 from \$8,000
- Security budget (new line item) set at \$3,000
- Office Supplies increased to \$650 from \$500
- Restroom Supplies increased to \$600 from \$450
- Supplies – Maint (Salt) reduced to \$1,200 from \$2,500
- Supplies-Other stays at \$50
- Janitorial stays at \$3,380
- Laundry (new line item) set at \$2,500
- Water/Sewer stays at \$1,000 (covers certified technician testing and our independent testing)
- Filing/Recording Fees stays at \$30
- Repairs & Maintenance reduced to \$16,500 from \$20,000
- Insurance increased to \$2,200 from \$2,000
- Misc. stays at \$100
- Legal Expense stays at \$1,500
- Activities Cost stays at \$500

Jill indicated we should end up with a surplus of \$990 at year end 2023

Our reserve is currently \$40,000. Under Georgia's non-profit laws we are allowed to place a portion in an interest-bearing account designed for non-profit organizations. Jill will look into this with our bank to see what's available.

Jill made a motion to approve the 2023 budget. Russell Straley seconded the motion. All Board members being in favor, the motion passes.

Dan Bochenski welcomed Rance Jackson to the Board as Repairs & Maintenance Director. He also thanked Karl Hanscom for his volunteering for the position.

Russell Straley (Director/Lake & Architectural)

The EPA came out and inspected our water filtration system and recordkeeping of monthly readings and testing reports and was very pleased. We have gone above what they require with the addition of the sanitation flush out system. The only recommendation the EPA had was to paint the top of the well housing for rust prevention.

Some people on Relaxed Lane want to plant addition trees on the common area along the road. We are already in the process of contacting tree trimming companies to trim the Cleveland Pears along the road. We will wait and see the feasibility of allowing owners to plant between those existing trees.

Pam Kruse (Social Director)

Pam would like more lighting in the pavilion. Even in daylight, it is difficult to see when the card players and crafting folks are gathered. Linda Bochenski suggested LED vs. the current incandescent lighting we have. Consideration will also be made to adding more lights.

We will be having a Christmas Party this year at the pavilion December 16th around 4:00 p.m. Plans are still in the preliminary stages.

Rance Jackson (Maintenance Director)

Rance has plans for the Spring of 2023 to get the utility trailer parking area done and trees trimmed around WIFI antennas.

There being no further business to discuss, Rance Jackson made a motion to adjourn, seconded by Pam Kruse.

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

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