

**CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION
ANNUAL MEETING – JUNE 4, 2016**

Registration – 9:00 AM to 10:00 AM

Sign In and Name Tags. Proxies hand delivered

Call to Order

Dan Bochenski, President called the Choestoe Falls RV Park Annual 2016 HOA Meeting to order at 10:02

Introduction of Board Members

By Dan Bochenski, President

- Judy Crim, Vice President & Pavilion/Social Committee Director
- Jill Key, Treasurer
- Linda Bochenski, Secretary
- Russell Straley- Lake/ Architectural Maintenance Director
- Mike Wilson, Director at Large

Quorum Discussion

By Mike Wilson, Director at Large

Choestoe Falls RV Park has traditionally held that 2/3rds of the owners be present at the annual meeting in order to actually hold the meeting. This may have been connected with the 2/3rds vote needed to make a change to our covenants. That number has never been established as “official” and, therefore, became the accepted number needed to hold the annual meeting. Because it was never officially adopted as a quorum, we need to adopt and vote to approve a quorum for this and all future annual meetings. Mike submitted the following motion: “To establish a quorum for all CFRVP annual meetings, a 50% plus one owner be present in person or by proxy.” That means that 73 lots must be represented to establish a quorum and hold a meeting. This will also allow for a majority of votes needed to pass any business other than covenant changes. The motion was seconded and passed by a vote of the homeowners represented.

Establishment of Quorum

By Linda Bochenski - Secretary

The 73 lots needed for a 50% plus 1 quorum was met. There were 96 lots represented by attendees and proxies.

Presidents Opening Remarks

Dan Bochenski, President

- Welcomed members to the 2016 Annual Meeting

Recap of the last year since June, 2015 -

- Roads Repaved – Only special assessment of the year
- Cleaning & Staining of the pavilion
- New HVAC system – the old system was 18 yrs. Old and died just 2 days before the scheduled replacement.
- New water filtration system – filter cleans itself every 29,000 gallons and removes the naturally occurring well water smells and iron
- Repairs to Sanitary Lift Stations – all pump support were replaced with stainless steel supports. The original steel supports were rusting through and ready to break. This would have resulted in a major expense.
- New mail boxes – we only had 78 boxes for 141 lots. The Post Office offered to install lock boxes two years ago, but never acted on it after several follow-up attempts by the Board. The Board decided to expand the framework and install new boxes for every lot in the park. The street addresses are made of a vinyl material used to make truck signs & will last a long time.
- Mailing Addresses – This was county mandated and is tied to a GPS system used by emergency services, postal services and third party carriers such as UPS, FedEx, etc. This is the address you must use for all mail delivery (i.e. my old lot 129 is now 124 Main Street.) Lot numbers will only be used for internal park purposes and by Blue Ridge Mountain EMC should you have problems concerning your power pedestal. Owners were asked to please remove old lot numbers from sheds, posts, etc.
- Restrooms – New shower curtains and shower heads have already been installed. Work will now begin for drywall repairs and painting

Welcome & Introduction of New Members

Dan Bochenski asked all new members to stand and introduce themselves:

New members present at the meeting were:

- Harold & Sue Hunt 72 Main Street
- Ed & Laurain Hauser 245 Choestoe Falls Circle
- Robert & Pennie Richter 106 Natures Lane
- Bill & Dena Whatley 254 Choestoe Falls Circle
- Becky McCullough 298 Choestoe Falls Circle
- Tom & Jennifer Adrien 11 Choestoe Falls Circle

New members not present were:

- Gary Vadenais 86 Choestoe Falls Circle
- Tom & Lynda Adams 30 and 42 Natures Lane
- Bobbie & Margaret Dellinger 124 Natures Lane
- Tommy & Tina Anderson 219 Choestoe Falls Circle

In addition to these sales over the past year, we current have 3 other lots under contract.

Approval of the Minutes from the 2015 Annual Meeting

Dan Bochenski announced that everyone had received a copy of the 2015 Minutes and they had been posted on the bulletin board in the pavilion since 2015. Dan indicated that the members needed to approve the 2015 minutes. The vote was called and carried unanimously for approval.

Financial Status and 2016 Budget

Jill Key reviewed the 2015 budget which indicates we were over budget by (\$10,930.32) due to some major unexpected and necessary planned repairs over the year. Coming into 2015, we were under budget by \$1,641.86. This represents the Unrestricted Net Assets amount of (\$9,288.46) on the Balance Sheet. By taking the Opening Balance Equity amount of \$33,402.89 less the \$9,288.46 results in our actual reserve of \$24,114.43. Going forward, the balance sheet will be changed to make this clearer for everyone. Anyone wanting a detailed of expenditures should contact Jill.

Approval of the 2016 Budget

Dan Bochenski, President asked the membership to make a motion to accept the 2016 Budget. Motion was made to approve and seconded. The motion passed unanimously.

Committee Reports

Architectural/ Lake - Russell Straley

Russell asked members to be clear on their lot address when filling out Lot Improvement Forms. Also, if you are painting your shed, gazebo or deck, paint chip samples must be attached to your form.

We recently had a fire nearby and the Union County Fire Dept. had to access our pond to replenish the pumper truck. Any emergency vehicles have the right to egress in any manner necessary to do their job. Unfortunately, this resulted in some minimal damage to the lot on the west end of the pond. We would like to have a dry hydrant installed in the common area at the front of the park to avoid this problem in the future. It would also be very beneficial to all of our owners. Russell has contact the Union County Fire Chief, David Dyer. The Fire Dept. will look into this and we need to check back with them later this month.

Due to the close proximity of the facilities, our fresh water hydrants are very susceptible to intake of waste water contamination should there be a "black tank/hose spill". Russell demonstrated the prototype of a system that would prevent this type of contamination which can result in e-coli intrusion to your fresh water supply. Owners with questions should see Russell for more information.

Russell will contact the company that installed our water filtration system and schedule the annual maintenance and check that everything is working properly.

We will also call in a specialist to look at our lake and advise us whether we need to lime and fertilize to keep the lake healthy.

Activities and Fund Raising – Judy Crim

Questionnaires were handed out at registration asking for ideas from homeowners for social events. Judy emphasized the importance of members taking part and volunteering to help at social events and keep the pavilion neat and clean. Signup sheets were also passed around for the Landscape & Maintenance, Pavilion Maintenance & Social Activities Committees. Thank you to all who signed up. These sheets will be hung on the HOA bulletin board should any others like to help out.

Park Wi-Fi – Mike Wilson

After a disappointing first try with Blue Ridge Mountain EMC (BRMEMC) and the wants & needs of the majority of members, we have met with BRMEMC recently to work out some differences and get a quote with more information. The 7 existing power poles (with street lights) will each have a transmitter. Fiber optic lines will have to be brought in from the north end of the park. We will have some noise and boring under drives to run lines to poles. This will not affect any concrete or roads.

Estimated start date is July 1, with two months to complete. Approximate go live date is September 1, provided there are no weather delays. We did get quotes from other companies where we had to purchase equipment, but want to stay with a company we can account for performance & equipment maintenance. The cost per lot is \$80 per year. The Board has agreed to cover the install cost of \$3,000 AND the pro-rata cost from live date to December 31st. The annual dues for 2017 forward will increase by \$80.00 per LOT.

Gary Allgire made a motion to authorize the Board to enter into agreement with BRMEMC for the sole purpose of providing our park with a park wide Wi-Fi system and authorize the Board to increase our annual Homeowners Association fees \$80 per year to cover the cost for using BRMEMC's Wi-Fi system as presented at this meeting. The motion was seconded and carried. Homeowners were asked to complete ballots with these terms and cast their votes.

15 Minute Break to Collect and Count Votes

The ballots were counted by two Board members and two members:

Judy Crim, Vice President

Jill Key, Treasurer

Jennifer Adrien, Member

Rick Brawner, Member

The results were 77 in favor, 13 opposed. The motion passed to move forward with installation.

Association Members Open Discussions

Bill Kellerman mentioned that someone had put household garbage in the utility trailer designated for yard waste only. In addition, a roll of cable was found in one of the bags thought to only be leaves. Be aware, when the yard waste is taken to the recycle station, plastic bags must be opened and dumped. Cable is not something that should have been put into yard waste. Also, the recycle center will take wood with nails now, BUT, for the safety of your fellow members who empty the trailer, all nails should either be removed or bent over to prevent injury.

Don Byrd brought up that he has seen yard waste in our dumpster. This is a direct violation of our rules and could cause us to lose our service contract with Advanced Disposal. And as a reminder, NO garbage is to be left outside of the dumpsters.

Lou Lawson asked why the lake stinks. Dan Bochenski explained that this is a natural occurrence when the fish are nesting and will dissipate.

Adjournment

A motion to adjourn was made by Norm Bailey, seconded by several at 12:03

Sincerely,

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

Attachment: Balance Sheet & Budget Report