

**CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING – JUNE 3, 2017**

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 2017 HOA Meeting to order at 10:00 a.m.

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

Establishment of Quorum

By Linda Bochenski, Secretary

The 73 lots needed for a 50% plus 1 quorum was met. There were 87 lots represented by attendees and proxies at the opening of the meeting. Late arrivals brought the total representation to 91 lots.

Presidents Opening Remarks

Dan Bochenski

- Welcomed members to the 2017 Annual Meeting
- Announced record sales since the June 2016 meeting – 32 lots sold, 2 more pending closing

A Very Special Tribute

Judy Crim

We lost a long-time friend, resident and former Board member of 10 plus years this year. Rusty Bishop, a dear friend of Judy's and many others in the park, passed away this year after a two-year battle with his health. Rusty was a very private man and didn't want everyone to know how ill he was. He did a wonderful job as our Park Secretary and later took on the responsibility of the dual role of Secretary/Treasurer. Rusty brought professional organization to our Association in the early years and the Park continues to operate on this foundation. Rusty brought a lot of laughter into many people's lives. He will be dearly missed.

Welcome & Introduction of New Members

Judy Crim asked all new owners and first-time attendees to stand and introduce themselves and tell us a little about themselves. In all cases, it seems the beauty of our Park was the deciding factor to purchase. One couple said they just happened to stumble upon the park and fell in love. Attending as guests of the current owners were two couples that will be closing on their property the week of June 5th. Not all new owners were able to attend the meeting. Below is a list of our new neighbors in order of purchase since the June 2016 annual meeting:

Jack Holder	18 Main Street
Dave Walker	52 Main Street
Mark & Dorothy Pohnl	60 Relaxed Lane
Bill & Jan Kohlstedt	289 Choestoe Falls Circle
Brock & Emily Henning	29 Natures Lane
Eddie & Joyce Hogeland	101 Main Street
Larry & Debra Dolson	211 Choestoe Falls Circle
Jim & Theresa Gioia	275 Main Street
Ed & Gail Lukosavich	71 Choestoe Falls Circle
Randy Payne	235 Wolfstake Road
Robert & Brenda Anderson	526 Main Street
Don Briggs	227 Choestoe Falls Circle
Sonny & Darlene Drum	240 Choestoe Falls Circle
Keith & Marylin Gibson	28 Choestoe Falls Circle
Thomas (Gene) Gordy	109 Choestoe Falls Circle
Michael & Sandra McLaughlin	484 Main Street
Bill & Jeannette Riley	202 Natures Lane
Tom & Kathy Williamson	92 Relaxed Lane
Kelly Merrell	10 Side Street
Al Pearce & Laura Erwin	344 Choestoe Falls Circle
Brady & Terry Bearden	27 Side Street
Gary & Joan Croson	32 Front Lane
Blair C Turall	42 Natures Lane
Rick & Peggy Robinson	215 Main Street
David & Deanna Seals	40 Main Street
Mark & Shelly Ciavarella	474 Main Street
Mark & Cassie Stauffer	173 Main Street
Art & Carol Joye	145 Choestoe Falls Circle
Mike & Karen Diaz	171 Natures Lane
Jim & Debbie Drake	129 Choestoe Falls Circle
Gerry & Roxanne Gill	81 Natures Lane
Earl Frye	116 Choestoe Falls Circle

Approval of the Minutes from the 2016 Annual Meeting

Dan Bochenski announced that everyone had received a copy of the 2016 minutes and they had also been posted on the bulletin board in the pavilion over the last year. Motion to approve was made by Norm Bailey and seconded by Joe Stefani. The motion carried.

Financial Status and 2017 Budget

Jill Key reviewed the budget for 2017 and provided handouts reflecting expenditures through May 31, 2017. As of the end of May, the Park had a bank balance of \$70,140.54, with \$23,680.16 in reserves. We are financially stable with 100% of the 2017 dues received. Reserves are expected to build this year. Owner, Lou Lawson questioned why we allocated \$100 to our nature trail. Reason: We have

folks that volunteered to give our nature trail some TLC this year. Jill indicated that anyone wanting a detailed transaction report for expenditures this year should contact her.

Approval of the 2017 Budget

Dan Bochenski asked the membership to make a motion to approve the 2017 budget. Motion was made by Sheila Lewis and seconded by Tom Adrien. The motion carried.

Committee Reports

Architectural/ Lake Director - Russell Straley

Russell thanked everyone for being helpful by submitting the proper approval forms. He asked for some project volunteers to help 1) repair sewer stack pipes and 2) valve recoveries on owner lots.

Activities and Fund Raising – Judy Crim

Judy thanked Russell & Barbara Staley and Mike and Carol Wilson for cleaning the pavilion ahead of our meeting. The need for volunteers was expressed and stated the park looks as nice as it does because of people volunteering.

She announced that Carolyn Jouret is coordinating the “ladies’ day out” activities but we still need a volunteer to coordinate the “happy hour” on Tuesday evenings at 5:00 p.m.

Asked for someone to coordinate “clean up days” around the park. There are various things people can do help. Volunteer signup sheets were passed out among the owners.

Judy announced we will be having our July 4th celebration parade following by hamburgers & hot dogs on Saturday, July 1st. Decorate your golf carts for the contest at the end of the parade.

Upcoming pot lucks – Low Country Boil & fish fry in August. Lots of volunteers will be needed.

Octoberfest – dress for Octoberfest, not necessarily only German dress. Beer tasting for fun.

Everyone was reminded to fill out the questionnaires about ideas for the future and what they like to.

During Judy’s updates -

Carolyn Jouret announced the ladies will meet 2 days a month at 9:00 a.m. the last outing there were 11 people. All ladies are invited, nothing formal. There are several opportunities to take part in classes in this area and that may be an outing some would be interesting in.

Joe Stefani suggested a 9-hole golf scramble. Several members expressed interest. Joe will put a notice on the bulletin board for signing up.

Norm Bailey mentioned that the “tacky party” Judy already has planned will be a lot of fun. He has participated in others and had a great time. Encouraged everyone to join in.

Recap - Dan Bochenski

We have stayed within budget with all major repairs being done.

The EPD was in the park last week doing a compliance check on our drinking water system.

Pressure and water quality was checked throughout the park. Our monthly reading reports comply with State regulations. Our report shows no serious deficiencies.

Someone suggested we have 2 trash collections per week. We have sufficient capacity for only 1 collection per week. Asked folks to break down boxes and toss trash toward to back of the dumpster instead of dropping just inside the door.

Formation of a Nominating Committee – Mike Wilson

Mike and Judy Crim are working on organizing a nominating committee for Board positions. We currently have 2 positions open – Treasurer and Director at Large. A minimum of 3 members, preferably 5 are needed. Currently, we have 2 volunteers – Al Pearce and Wayne Sumner.

The Nominating Committee will interview and present candidates to the Board. The candidates should be familiar with the function.

The Treasurer position requires an accounting background, preferably with Quick Books experience.

The open Director position will be filling the capacity of Park Maintenance Director/Coordinator.

Ron Arnold held this position previously and coordinated our annual major clean up days which are usually done prior to our annual meeting. Instead of the usual 2-3-day plan, Ron's team did the jobs over a 2-month period.

Would like to make this an ongoing committee so that people are in place when needed rather than having to form a committee each time a position comes available.

Mike will be planning a casual, open session for new members to attend and ask questions about the park. The date will be July 1st at 9:00 a.m.

Open Discussion Period

Robert Richter –

Asked why our last amendments ballot was put together as a whole vote rather than separately.

Mike Wilson responded that, in hindsight, the amendments probably should have been set up to vote individually, but the way it was done is not illegal. Covenant changes are difficult. Dan Bochenski added that we were coming up on the 20-year age of the original Covenants. Had they not been restated and amended, we would be restricted to the old Covenants for another 10 years.

Robert Richter made a motion to separate multiple amendments. Tom Adrien seconded. The motion passed.

Asked for the definition of "loose items" stored behind sheds.

Dan Bochenski responded that loose items include such things as yard tools, propane tanks, gas cans, etc. March and April. The tall cabinets made of composite material are classified as "sheds" and are not allowed due to the 1 shed per lot Covenant.

Margaret Diacetis added that garden tools hanging on a shed isn't attractive. We have a community shed with garden tools donated for use by all members, but they must be returned. Russell Straley asked that all garden tools & wheelbarrows be cleaned before returning them.

Asked about a committee of people to look out for widows, etc. should they need help.

Don Byrd responded that all anyone needs to do is ask someone for help. A committee isn't necessary. Anyone in the park that has asked for help in the past has always had someone come to their aid.

Judy Crim suggested posting a list of folks willing to help those that need it.

Gary Allgire –

Gary stated that we have 2 septic pump stations – 1 in front and 1 by the dumpster. If you hear an alarm or see a flashing light, notify a Board member. Dan Bochenski added that sometimes it's a simple fix or just a matter of resetting the system. Sometimes we may require repair and the repair company we contract with is very responsive.

Donna Willett –

Donna urged everyone that if they had a key hidden outside, please don't keep it in an obvious place, such as your propane tank compartment like they did. Their RV was entered over the winter with their hidden key. Nothing was stolen. Someone just slept in their bed.

Dan Bochenski added that everyone should keep an eye out for anything unusual. The Sheriff's department does patrol the park. They are not through the park at the same time on every patrol, so if anyone is up to no good, they can't time the patrols. Also, if you are renting your lot, please use the rental form on our website. This helps the Board know if someone is on your lot, they belong there.

Bill Kellerman –

Advised everyone that Union County has purchased an emergency helicopter and that it is free to all Union County residents for medical transport.

Joe Stefani –

Disappointed by Bill Kellerman's trailer use being discontinued. Said folks didn't know they could volunteer to pull the trailer. Bill said the loading rules were made for the safety of the folks emptying the trailer. Lumber with nails is a hazard and he has unfortunately stepped on a rusty nail. Items must go to separate places at the Grinder waste recycling. Bags in the back, tree trimmings in the middle and lumber to the front of the trailer. Bags should not contain anything other than yard waste. People have put other items in with leaves. Volunteers must open all bags before they are dumped and must remove anything not allowed. Bill stated he will reinstate the use of his trailer IF he has a list of people to help. Rick Brawner offered to take the trailer as needed for the following week. Dan Bochenski added that the park pays the dump fees and reimburses mileage for those that tow.

Dan Bochenski –

Reminded people where the sign is on the bulletin board for information on the dump locations and what those locations will accept. Also, be mindful of what is and isn't allowed to be placed in our dumpsters. Disregard of this could result in the park losing its service with Advanced Disposal.

Don Byrd –

Please watch your speed in the park. The speed limit is 15 mph and people are going faster than that. Dan Bochenski added that golf carts need to yield to vehicles so they don't have to drive over driveways and lawns.

Yogi Peeples –

Made a proposal to the Board to amend the Covenant regarding the 30-day rule on utility trailers and boats as stated in Article X, Section 7. His proposal was to allow unattended utility trailers and boat trailers to remain in the park from April 1 to October 1. It was noted by the Board that the 30-day rule has always been in effect, just clarified with the restatement of the Covenants in 2016. This came about at owner requests. Yogi made a motion to change the Covenant per his proposal. Gary Allgire seconded. Ongoing, Mike Wilson was asked to define "what is a trailer"? This is any non-motorized vehicle required to be towed behind a motorized vehicle. RV trailers are not in this class. Dick Key stated we have a motion & second on the floor. Let's vote on it leaving it to the owners, but it must be enforced and respect the Board for enforcing the rule. It was also requested to respect the Board for enforcing the 48 hr./2 trailers on one lot rule.

After much discussion, Yogi withdrew his proposal after it was mentioned that variances can be granted for emergencies when an owner must be gone for more than 30 days. Joe Stefani seconded the motion. Article X, Section 7 remains in effect as it is.

Adjournment,

A motion to adjourn was made by Jennifer Adrien, seconded by Larry Shepard. Meeting adjourned at 12:15.