

**CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING – JUNE 1, 2019**

**Registration – 9:00 AM to 10:00 AM**

Sign in and Name Tags. Proxies hand delivered.

**Establishment of Quorum** – Shelly Ciavarella, Secretary

The 73 lots needed for a 50% plus 1 quorum was met. There were 81 lots represented by attendees and proxies.

**Call to Order**

Dan Bochenski, President called the Choestoe Falls RV Park Annual 2019 HOA Meeting to order at 10:03 a.m.

**Approval of the Minutes from the 2018 Annual Meeting** – Shelly Ciavarella, Secretary

The minutes from the 2018 Annual Meeting have been posted on the bulletin board over the past year, and have been available for review on the website. We need to approve the minutes of last years meeting. Motion to approve was made by Bob Watson and seconded by Joe Stefani. The motion carried.

**Introduction of Board Members**

By Dan Bochenski, President

- Judy Crim, Vice President & Pavilion/Social Committee Director
- Jill Key, Treasurer
- Shelly Ciavarella, Secretary
- Russell Straley- Lake/Architectural Maintenance Director
- Wayne Sumner, Director at Large, Park Beautification
- Judy Knight, Director at Large

**Treasurer's Report** – By Jill Key

Our checking account balance is \$65,000. The budget is \$35,000 and the reserve is \$30,000. All HOA dues are paid. The transaction page of the monthly Treasurer's Report says where all the money is being spent.

**Dan:** All money being spent is going back into the Park's infrastructure.

**New Owners and Social Activities** – Judy Crim

New owners were asked to stand and introduce themselves.

Potluck volunteers are needed, email Judy Crim if interested.

**Directory** – Shelly Ciavarella

The Park does two mailings per year. If your mailing address changes; or if your contact information changes for the directory, email me your new information. If you sell your property in the Park, share my email with the new owners or email me their contact information to keep Park records current.

**Park Beautification** – Wayne Sumner

A small army of volunteers helped to clean the fence, it's almost new. Next year we will need to pressure wash and paint the fence. Thanks to all who helped.

Outside the pavilion, the shrubs have been trimmed, mulched and new flowers put out.

Big thank you to the people taking out the trailer, it has been going out 2x/week, that is a good sign that everyone is cleaning. Nails are being removed from timbers. All bags have to be opened and any garbage placed inside removed. If you are willing to empty the trailer and have never done it, go along with someone who has.

Acknowledged the year-round residents who maintain the Park and look out for all our property while we're not here. Thank you to Russ Straley for what he does and the money he saves the Park.

**Dan:** The Kellerman's own the trailer, please pay attention to the signs posted on the trailer. Please respect the use of the trailer. Thank you Bill and Roni Kellerman for the use of the trailer.

**New Rules** – Judy Knight

Owners that rent lots need to be sure they have a new copy of the Owners Renting Rules and the Renters Rules. Rick Brawner has all the new rules on the website, click on the .pdf links and it will print.

Website form called "Notification to HOA of intent to rent lot" - it is the Owner's responsibility to complete the online form in its entirety prior to occupancy or it will be returned. Changes on form: number of pets, type of pets, breed of dog(s). No pit bulls allowed in the Park.

**Dan:** The rental form is for the Board to know who is present in the Park, we don't want any squatters. How long they are to be here and their contact information in case of emergency.

**Rick Brawner:** Fill out the lot # AND street address on the form.

**Dan:** Your green stake is your physical/mailling/911 address.

**Judy:** Any campers that are vans or conversion vans that do not have built in holding tanks, built in kitchens, an enclosed built in bathroom, at least one slide out, and standing headroom throughout the unit except for the driver and front passenger area are also not allowed in the Park by renters. Class B+ is minimum size RV allowed.

**Dan:** Can be used for transportation only and not to be stayed in.

**Judy:** You can only have a renter for six months during a 12 month period, they may move to another lot for another six months. Renters must have an outside address.

A discussion on conversion vans concluded with: a Class B+ is the minimum size RV allowed in the Park and they can be used for transportation only, anyone found staying in a conversion van will be fined \$100.

**Judy:** Refer to the Covenants, Article I, Section 15, Page 4, Section 15 Amendment of Restrictions, the first paragraph talks about RV classes.

#### Renting Changes/Additions:

- Lot owners should be aware that renters cannot use a transport company to bring a RV in/out of the Park.
- Household pets has been increased to three. Domestic pets only, per the covenants.
- Online rental form must be filled out on the choestoefallsrvpark.com website. If form is not completed in it's entirety, owner will be fined. Form must be completed prior to renter occupancy.
- No pit bulls allowed in Park.
- No smoking is posted for the pavilion, laundry room and parking lot. No vaping has been included for all areas. This applies to everyone, all Owners and Renters.
- Every lot whether it is occupied or rented must have a working electric pole, you can not run a power cord to a neighbor.
- Owners and/or Renters can not come in with a vehicle that has advertising on the vehicle.
- The Board of Directors have the right to revoke any reservations and if asked, the renter must leave immediately.

All copies are on line, owners post on the shed for your renters, per the covenants, or hand them a copy.

New renting rules will be posted on the bulletin board in the pavilion.

**Hope Byrd:** Is there an age restriction on RV?

**Dan:** RV must be in good condition.

**Wayne Sumner:** The way things are in the world, the rules need to be strict, so we know who is coming into the Park for everyones safety.

#### Lake/Architectural Maintenance Director - Russell Straley

If you are new, during a severe storm the Choestoe Baptist Church is our source of safety. Russ has the keys.

Well: The pump was pulled up, a new pump and wire were installed. The well is 450' deep, water comes up within 4.5' up to the top of the ground. The pump is down at 335'. We have a good well and lots of water. A conditioner has been added and is helping with the orange color. People are complaining that the water stinks - there is a gadget called the stink remover, where a hose goes down with little holes and sprays water and keeps the smell down. Hopping vendor comes out this week.

Septic System: Phase I - replaced main switch box due to a short out.

Phase II - floats were replaced, the meter is blown, an electrician will be coming out to replace the electrical panel.

Fish Habitats: The laundry basket habitats were added last fall and are located on each lot line, if you happen to catch it, throw it back out, 75 baskets are in the pond. Joe Stefani has volunteered that when the fish ordered are 3-4" in length he will bring the fish out. Bream only will reproduce 4-5x/year, Shell Crackers (feeder fish) will go in too for the Bass to eat.

Flushing Lines: The State has contacted us on how we flush our lines and a flushing hydrant was put in March.

Phase II cannot be flushed, money has been approved for two valves near the pavilion area.

Sewer Line: Sewer line is leaking on the hill. Phase II has 10 lines, No. 5 line is on top of the ground and is leaking. We have a call in to a licensed sewer repair person, they will dig out the existing topsoil and bring in heavy dirt or clay and build the dirt up.

Pond: Another pump has been added in the pond, but the algae is still building up. If anyone knows of a product to sprinkle on it to break it up, let Russ know.

Forms: Applications need to be filled out prior to changing around your property. Contact Russ **before** any work is done. Please read the rules prior to doing any work. Propane Install form and Lot Improvement forms are available in the pavilion and on the website.

Landscaping Easement: Any landscaping needs to be set back from the black top, allow 3-5' back to where your property line is. This includes trees and shrubs.

Water Softener: Water softener is performing at it's peak.

**Dan**: The water is tested and samples are taken from different places every quarter. Samples are sent in to the Environmental Protection Division and they send back a report. The iron and sulfur smell is normal with well water. All water reports come out very good, there is no water contamination. Flush out valves have been installed prior to any regulations being set in case of contamination.

**Gary Allgire**: Purge RV system with bleach and let it set 4-6 hours, run it through the hot and cold water. Run fresh water until the bleach smell is gone.

**Judy Knight**: If you can find a short zinc anode rod and place it in your hot water heater, it will help.

**Recap** – Dan Bochenski

Golf carts: Roads are narrow, move over so traffic can pass.

Park speed limit: Is 15 mph or under. If mail or Fedex are going too fast, please say something to them.

Dumpster: We have two large dumpsters, trash pickup is 1/week. Push your garbage towards the back, break down boxes. There is a sign posted of what is allowed, keep out not allowed items, we could lose our garbage contract.

**Bob Weis**: There are two doors on the garbage.

Free Items: Free items that are left in pavilion - this is NOT the place, it clutters up the pavilion. Ask your neighbor or ask Shelly to send out an email.

Park Tool Shed: Last fall cans of stain and paint were left behind and we have to get rid of it. If you don't want it, take it out with you or call the transfer station for disposal instructions.

Mens Room: Please be responsible and respectful. As owners, we own the Park, treat it like it is your own.

Covenants & Rules and Regs: It is every owners responsibility to know what is allowed and what is not, we are a deed restricted Park. It is YOUR responsibility to have a current copy. If you don't want to print it, refer to the website to read it.

Board Members: Be respectful, we are all volunteers. Call or email with Park questions AFTER researching the Covenants and Rules & Regs.

Complaints: If it is an emergency call any Board member. Other complaints should be put in the box, located in the pavilion, they MUST be signed along with address, if the complaint is not complete, it is torn up. If a complaint is emailed it will be accepted.

**Lynda Johnson**: People are not cleaning up after their pets.

**Dan**: Owners need to be picking up after their pets including all common areas and in front of the Park outside the fence to the road.

Weeds, Driveways: No violation letters have gone out. Remember if you are not here weeds still grow, get a neighbor or hire someone off the Handy Contact List. Keep the Park looking good.

Sheds and Roofs: Many need cleaning and painting; shed roofs need cleaning from moss.

Wi-Fi: Last fall, Ben from BRMEMC came out and did a report. Ben's report will be resent for the new owners. We have a basic Wi-Fi system, it wasn't made to stream videos etc. or to work from home. There are a lot of variables that affect the service, trees, RVs, metal roofs, sheds etc. It should be used for basic communications. We currently have a three year contract that is up in September.

Our options will be:

1. Continue service as is.
2. Upgrade - new cost unknown, DATA only, no streaming, time out feature you will get logged off.
3. Eliminate completely, lower dues.

Owners were asked what they prefer. Keep as is was the majority.

Personal hotspots / jet packs are always an option.

Private dsl line through the phone company, approx. \$60/mo.

**Bob Weis:** What cell tower is on the mountain?

**Dan:** AT&T and Verizon.

**Bill:** Company available to get your own service.

**Dan:** NO. Fiber optic option to each owner would have been \$1,000 each.

**Judy Knight:** Called BRMEMC to see if they could get individual service, it would cost \$8,000-\$10,000.

**Gary Allgire:** Was part of the discussions prior to Wi-Fi installation. He recapped the options the Park was offered at that time. He also explained the many factors of bad service including your type and age of cell phone.

### **Open Discussion**

**Dave Weller:** Insurance: Are renters covered by the Owner or Park liability insurance?

**Dan:** The Park has liability insurance for the pavilion, all common areas etc. In the covenants, it is strongly suggested that every lot owner have insurance. If you are renting - it is in your best interest to have liability insurance.

**Dave Walker:** Had an accident at Wolfstake and Hwy 180. With RVs coming in and out there is not much time to get out onto the road.

**Dan:** Wolfstake is a County Road, Hwy 180 is a state road, both are responsible for the road maintenance.

**Don Byrd:** The tool shed - tools are in there for everyone to use, if you borrow tools, clean them BEFORE you put them back. Return the tools where you got it from. Be courteous to everyone.

**Rosemary Hines:** Bought one year ago, this is their first meeting, this meeting is wonderful, Board of Directors have done an excellent job.

**Dan:** Thank you for coming to the meeting

Thank you to the past and present volunteers, it is why the Park is beautiful.

### **Adjournment**

Rosemary Hines made a motion to adjourn, Don Byrd seconded. Meeting adjourned at 11:40.

Sincerely,

Shelly Ciavarella, Secretary

Choestoe Falls RV Park, Homeowners Association, Inc.