

**CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING – September 5, 2020**

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

Owners were checked in and voting cards were handed out.

**Call to Order**

Rick Brawner, President called the Choestoe Falls RV Park Annual 2020 HOA Meeting to order at 10:00 a.m.

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

The 73 lots needed for a 50% plus 1 quorum were met. There were 108 lots represented by attendees and proxies.

**Approval of the Minutes from the 2019 Annual Meeting** – Rick Brawner, President

We need to approve the minutes of last years HOA meeting. No further discussion.

Bunky Jones made a motion to accept the 2019 minutes, Patricia Groover seconded. Motion passed.

**Introduction of Board Members**

By Rick Brawner, President

- Judy Crim, Vice President & Social Committee Director
- Jill Key, Treasurer
- Shelly Ciavarella, Secretary
- Russell Straley, Lake/Architectural Maintenance Director
- Kenneth Broadwater, Park Maintenance/Beautification Director
- Rick Baxter, Director at Large

**Shelly Ciavarella, Secretary**

DIRECTORY: Owners who sell their lots, in order to keep Park records current, remember to give me the new owners contact information.

RENTAL FORMS: Owners who rent their lots, need to fill out the rental form on the website and submit it prior to their renters arriving in the Park. This protects owners from squatters and informs the Board why a RV is on that property.

PROXY THANK YOU: We received 37 proxies prior to today. This is a huge help to ensure that the meeting can start on time.

**Judy Crim, Vice President & Social Committee Director**

NEW OWNERS: New owners since the last HOA meeting were asked to stand and introduce themselves.

COMPLIANCE COMMITTEE: Is new this year and was created for issues that come up between owners. The issue will be researched and then a recommendation sent to the Board. The Board will then approve or disapprove the resolution. The hope is that the committee is not needed and owners can resolve issues without further involvement from Committees/Board. Committee members are posted on the website.

SOCIAL ACTIVITIES: Were put on hold this year due to the Covid virus. Judy thanked all the volunteers who did the potlucks last year and hopefully the potlucks and social activities can get back on track next year. Thanks to Pat Jinks for making and donating the decorations for the pavilion.

DONATIONS: If you have items to donate, please ask the Board prior to leaving items in the pavilion.

### **Jill Key, Treasurer**

BUDGET: The opening balance for 2020 was \$24,700, that is what we have in the checking account. How we come up with that is, if you look at the budget tracker the first two columns are last years budget, what we adopted and what we spent last year. In 2019 we started the year with \$30,000 in reserves, due to expenses we were over budget by \$5,000, so the reserves went down. The reserve total will stay the same all year long until the end of the year when it is determined if we are over or under budget. The adopted 2020 budget shows what we expected to spend this year. We are owed dues for one lot; we thanked Dan Bochenski for his years as President; we do have laundry money coming in. There has been more repairs than we budgeted for and it doesn't look like we will have a surplus this year. Every month a treasurers report is sent out and it explains in detail all transactions of how money is spent.

### **Kenneth Broadwater, Park Maintenance/Beautification Director**

PROJECTS COMPLETED: This year we had a number of people volunteer to help with repairs. Metal was added to the bottom of the white fence posts for protection. The pavilion tables were sanded and painted; any bee holes were plugged up and the landscaping timbers around the pavilion were replaced.

FUTURE PROJECTS: We are over budget and holding back on spending any money. The pavilion roof is oxidized and will need to be addressed soon or the bathrooms and laundry room are going to have leaks. We would like to have it professionally done to get a good even coat of paint and have it backed up with a warranty. The fascia boards around the pavilion need to be replaced and that could be a pricey repair. The nature trail steps will need to be redone at the Side Street entrance.

DUMPSTER: We have an issue with the amount of garbage we have. As far as repairs go, the enclosure around the dumpster needs to be replaced and if we expand the area to allow for another dumpster that will also cost more money.

SUMMARY: As the park ages more and more things need to be addressed and repaired. Any repairs that are done will be as the budget allows.

### **Rick Baxter, Director at Large**

FOR SALES: Coordinator of the properties and/or RV's for sale. As Rick gets the information he will update the posting in the pavilion and forward the information to Rick Brawner to update the website. Owners should provide more information rather than less, ie shed is insulated, air conditioned etc. When your property or RV is listed for sale an orange sticker will be placed on your green address stake.

### **Russell Straley, Lake/Architectural Maintenance Director**

DAN BOCHENSKI was acknowledged for his years of service to the Park as President.

WELL: A pump was replaced along with the wiring and control box. The well is 450' deep; the pump is down to 335'; the water comes up within 4.5' to the top of the ground. In the past there has been a lot of trouble with iron, so a water softener was installed. Because of the smell of the water, in January of 2020 a stink remover was installed, it puts out a fine mist so the filter doesn't plug up. However, there is a lot of iron in the water and the filter continues to get plugged, a pool filter was then put over the top and it appears to be helping.

SEWER: This year a pipe on a motor broke and another motor shorted out. We did need a septic company come out to pump the septic until the pumps could be replaced.

DRAIN FIELD: Russ did notice a patch of grass that was real green in one spot and discovered, that a rock on top of a pipe had wore a hole through the pipe. A drain field service company came out to repair the piping.

FORMS: There are two types: Lot Improvement Forms are for wood projects, cement etc., the Propane Tank form is to install a propane tank. Both forms need to be filled out completely and need Board approval before starting any projects.

EASEMENT: The roads are narrow and any placement of rocks, fences etc. should be set back 4-5' from the road to allow traffic to pass and for HOA equipment needs.

CHAINED OFF: Russ stated that owners who chain off their lot while away from the Park may invite crime and says that the owner is not present.

GENERATOR: Two years ago we had a bad snow storm and the temperatures did get down to zero at night. Russ was concerned that the bathrooms and behind the washing machines where water holds might freeze. One generator could power the water, sewer and lights, the estimated cost would be \$60/lot to get this installed. RV's are self contained, but if there is a interest in this, let the Board know.

C Pittman: What size generators are needed?

Russ: 12 or 14k is needed.

### **Rick Brawner, President**

COVENANTS: Read the Covenants and Rules & Regulations every now and again. Email if you have questions.

DUMPSTER: Trash is a problem during the busy season. Use the back dumpster and break down any boxes. If the dumpster looks too full, don't throw it on top of the dumpster, ask for help. We are looking into a second pickup during the week or adding a third dumpster, this would be additional expenses to the Park.

TARP COLORS: As the season ends, the only acceptable tarp colors are: black, beige or brown.

LOOSE ITEMS: Before leaving for the season, in case of storms, tie down or store any loose items.

UTILITY TRAILER: Jack Holder has offered the use of his driveway to keep the utility trailer on his lot when he is not here. We ask that everyone be mindful when you are on his property.

FORMS: Reminder not to start any lot improvements or install propane tanks until you get your form returned with approval. The form states, approval can take up to 14 days, but we try to get it back in a day or two.

BOARD MEMBERS: Board members are volunteers, be respectful of their time, no yelling.

### **Old Business**

R Hines: Has asked if a termite bid has been received?

Judy Crim: Stated that an exterminator came out last year, we do not have a termite problem; we do not have termite damage. Calls are not being returned to get a bid.

R Hines: Asked about Liability Insurance for the Park and if there is enough coverage?

Rick Brawner: The insurance information is on the website for review. He will send out a global with that information.

R Hines: Golf carts and pedestrians have the right away, we do not need owners getting run over.

Rick Brawner: The speed limit is 15mph; golf carts and pedestrians need to move over so vehicles can pass.

Rick Brawner to R Hines: For 20 years a board member has removed the laundry money. We are not going to take any money, if you don't trust us, then don't use it, or we need to shut down the laundry room.

R Colvin: Asked that everyone respect their privacy when they are here. We love everyone but if we are sitting out and our black line is up, please don't step over it.

John Drake: Call first if you want to come and see the waterfall.

### **New Business**

WI-FI: We are working on getting a new system, we now pay \$10,600/year and get poor service. Interstate Telecommunications will put in a new system for \$13,468. We will need to collect a one time \$100 assessment per lot from owners, it will then cost \$400/mo to have 500gb coming in. In the future if we want more, it will be an additional expense. Interstate will have the new Wi-Fi installed in April to start using when more owners are

here. We get 30 days to try it for free and if we decide we don't like it, they will take their equipment back and then we go back to what we had. Rick and Pat Brawner went to several other parks and the residents spoke highly of Wi-Fi provided by Interstate.

B Jones: If we are currently paying \$10,000 and the new price is \$6,960, with the \$3,000 savings can we pay for it over time?

Rick Brawner: It is best to do the assessment and pay for it upfront.

R Hines: Will they dig up our grass?

Rick Brawner: The same poles will be used, a new pole will be installed on Relaxed Lane.

John Drake: Some lots are difficult to get reception. Can we request hardware to get better service?

Rick Brawner: The hard wire option has not been explored. They have an extender for \$199 to get really good service. Boosters will not be allowed on this system, Interstate continues to tweak the system to make it better.

Dona Kriete made a motion to approve the proposal to upgrade the park wi-fi as presented and allow the Board to proceed with the project, Don Groover seconded. Motion passed to vote.

Wi-Fi VOTE: Yes 92

No 3

Rick Brawner: The yes votes pass the motion and the Board will proceed. Down the road owners will be asked to pay an assessment fee.

### **Open Discussion**

Donna Morris expressed that the drain field (hill) above Relaxed Lane is ugly with the high grass. It is only being cut 2/year, it has been 3 months since the last cut. The end lots are the worst and we pay dues for that part of the park too. When they came yesterday to start cutting, it was one man with a weed eater. The guys are stung by hornets that have nests laying in the ground and they have seen copperheads in the past. Donna would like to propose that the hill is cut more than 2/year.

Russ: For our septic system it is better to let the grass grow and this year has been exceptional with rain. When we put the mowers up there more, they put grooves in the ground and that creates erosion.

After a discussion regarding fire hazards, mower ruts, mowing bids and drain field history. Rick Brawner stated he will talk to Travis and see if we can get 15' of the hill cut more often.

D Morris: Stated that the Bradford Pears on common ground near Relaxed Lane need trimming.

Rick Brawner: The trees will be addressed in the Fall.

Patricia Groover: Would like the Board to allow having a washing machine in the shed. What is the difference how it affects the sewer if it's in the RV or the shed?

Rick Brawner: Per the Covenants it is illegal and to do that and it would require a Covenant change.

A Tesch: What will that do with the laundry revenue?

Rick Brawner: It will go down.

Mike Wilson: The reason washing machines are not permitted is because of how the sewer system was designed by the original developers, because the RV washers are more efficient.

MaryAnn Drake: The new washers are more efficient.

P Groover: It could be a restricted size and type.

Rick Brawner: If there is enough interest, we can research it.

Lynda Johnson made a motion for the Covenants Committee to research allowing washing machines in sheds, James Walker seconded. Motion put out for vote.

VOTE: Yes 44

Motion failed; a 50percent+1 is needed to proceed.

Rudy Tucker: Requested to have the fountain turned off at 6pm. They would like to hear nature.

Rebecca Colvin: Asked for the fountain to be left at 8pm.

VOTING: 8pm shutoff time 33 votes.

6pm shutoff time 16 votes.

The fountain shutoff time will remain at 8pm.

B Jones: Can we get recycling started?

Rick Brawner: We would have to bring in another dumpster.

B Jones: Stated he will do some research.

M Drake: What about the cameras?

Rick Brawner: We are still working on it.

John Drake: Offered his assistance to the Park in obtaining prices for the generators.

**Adjournment**

John Drake made a motion to adjourn, Lynda Johnson seconded. Meeting adjourned at 11:34 am.

Sincerely,

Shelly Ciavarella, Secretary  
Choestoe Falls RV Park, Homeowners Association, Inc.