

CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION ANNUAL HOMEOWNERS MEETING – June 5, 2021

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 2021 Choestoe Falls RV Park Annual HOA Meeting to order at 10:01 a.m.

Establishment of Quorum – Shelly Ciavarella, Secretary

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

Approval of the Minutes from the 2020 Annual Meeting – Shelly Ciavarella, Secretary

We need to approve the minutes of last years HOA meeting minutes that were emailed to all owners and have been posted on the bulletin board. No further discussion.

Don Groover made a motion to accept the 2020 minutes, Rudy Tucker seconded. Motion passed.

Introduction of Board Members

By Rick Brawner, President

- 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

BOARD PHONE NUMBER & EMAIL: The Board phone number (706-389-4148) has expired and is no longer in use. The Board email (board.cfrvphoa@gmail.com) will be phased out also, it is too much to manage another email account, and anyone can still contact the Board through our individual emails.

EMAIL: Official HOA communication is through global emails. Everyone receives all emails, a global email is an email that is sent to all owners at one time. You will know it is a global email because it will start with “Hi everyone”; if it is directed to you personally the email will start with your name. I am not on my computer every day but when I am I clean off my desk, that means sometimes you may receive one email and and sometimes there will be several.

NAME TAGS: Deadline and prices given.

Jill Key, Treasurer

BUDGET: The opening balance for 2021 was \$24,615.16, 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 had spent last year. In 2020 we were over budget by \$94; year 2019 we were \$5000 over budget due to unexpected repairs, the dues went up \$50 this year because everything went up including electricity etc. Currently there is one owner with outstanding HOA dues, a lien has been placed against them to collect those dues.

Questions? None.

Kenneth Broadwater, Park Maintenance/Beautification Director

PROJECTS COMPLETED: The pavilion roof has been painted this week because it hasn't been painted since constructed almost 20 years ago; at the end of the pavilion the gutter was re-placed to address a drainage and erosion issue. No other projects have been done.

Rick Baxter, Director at Large

No business.

Russell Straley, Lake/Architectural Maintenance Director

LOT IMPROVEMENT FORMS: All projects need to follow the Covenants and Rules that have been previously set and approved by the owners, you will need to fill out a Lot Improvement Form for Board approval prior to starting any projects, if you have any questions, see Russ.

PROPANE GAS: Gas bottles need to be approved prior to installation using the Propane Tank Form. Fill out and submit an approval form, then Russ will come and talk about placement location and then you will have 30 days to put up a screen enclosure. To save some money and before the summer ends, the propane company will usually offer a reduced rate if paid in advance.

GRINDER PUMPS: Two grinder pumps that service the pavilion went down recently and this is a big expense for the park, the track is rotted on one of the pumps and will need replacing.

INFORMATION CLASS: There was a good turnout for the class Russ had in the spring explaining how the sewers, water, pumps etc work, if there is further interest he will have another class.

BROWN WATER: Russ can't determine why the water is brown and he continues to problem solve that issue. He will research if the medium inside the water softener isn't correct and could possibly be the cause. Russ encourages everyone to bleach their system and if you are unsure how to do that ask him.

APPRECIATION: Russ appreciates each of you and helping to keep the park in great shape.

Rick Brawner, President

NEW OWNERS: The last annual HOA meeting was held in September the new owners were asked to stand and introduce themselves. There are been 17 new owners since the last annual meeting.

VP RESIGNATION and DONATION: Vice President/Social Director Judy Crim has resigned from her Board duties. We thank her for the many years of service on the Board and all the potlucks that she planned over her 20 years in the park. We are accepting donations to present Judy with a gift of gratitude if anyone would like to donate.

OPEN BOARD POSITION: The VP/Social Director position is being changed to Social Committee Director. Duties will include planning the monthly potlucks, raffles, prizes etc. An email will be sent out by the Secretary announcing the open position for anyone that is interested in to put in for, the position will be posted for a two week period and then awarded some time after that.

COVENANTS: Read the Covenants and Rules now and then so you are up to date before doing any building.

DUMPSTER: The dumpster gets full fast and the cost to get a third dumpster would be over \$4000/year, it is important to break down boxes and throw your trash towards the back.

TARPS: Whenever you are covering outside items or leaving for the season, the only acceptable tarp colors are black, brown and beige.

Old Business

R. Brawner: Termite protection was started this spring in the pavilion, the service includes carpenter bee prevention.

Bob Weis: There is a big bear in the park, be aware, be cautious and don't leave food out.

New Business

R. Brawner: The current wi-fi is horrible - we have 40% of the owners that get weak or no service, and we're paying \$10,000/year, so we have hired Interstate to come up with a new system that will give us all better wi-fi. The new system will cost a one time assessment fee of \$100 per lot, it will be better, cheaper and we will have it free for a 30 day trial basis. BRMEMC changed their position saying we couldn't use their power, so the next option is to use the closest owners electricity or solar panels, the solar panels are expensive and unsightly. The concern has been what if an owner providing power sells? We will have to deal with that then, however neighbors have said they will pay for the power if the new owner won't. If we don't want to take a chance on the new system the next option is to cancel all the wi-fi and save the \$10,000/year and owners will be responsible to find their own wi-fi service. There are two Interstate Reps present for any questions.

D. Bochenski: What kind of service are we going to get?

Interstate Rep. Jeff Jenkins: We need two things to get started, power and data. Blue Ridge EMC will provide the optic fiber of 500mgs which is what is being recommended and the end user will get 20mgs which is more than enough to do any streaming on their devices. We currently get 70mgs for the entire park to use. We will try the 500mgs at a cost of \$7000/year and see what happens and if we need more we can go up to 750mg that would be an additional \$1,800/year; 1 gig would be another \$3000/year. Interstate is recommending 500mgs and will run it wide open and see what happens. Extenders will be available within the 30 day trial period for \$195 each and after the 30 days the price will go up to \$295 each, Interstate will come out and set up the extenders and work with each owner. Every owner will be provided with the Interstate customer service phone to be able to contact them for support services and any other personal needs.

Ed Cole: If we need more power will we need more equipment?

J. Jenkins: Yes. 1000mgs will depend on line of sight, we can go up to 2500mgs point to point with no data loss, only with perfect line of sight. We control the whole network and will control the frequency. About the extenders: the reason for the extenders is some owners will get lucky and have a pole close, there can't be a pole on every lot so the extender will help where needed.

Lulu Spain: Asked the price of the extenders?

J. Jenkins: Includes a router with 4 open ports, your own ssid which will provide owners with their own security and password, it's more than just a repeater. The price is a one time cost of \$195, in August it will be \$295.

Ed Hauser: Time line for when we will be operational?

J. Jenkins: Some equipment is already here, we are trying to provide the best wi-fi while keeping the equipment hidden when

possible. Install should be completed in about two weeks, and then there will be a process to adjust frequency.

R. Brawner: We will need to dig the ditches first to run the electricity. Volunteers are needed.

Bill Kellerman: What is the cost to the owners that are supplying the power?

J. Jenkins: Good question. This is new to us, our equipment uses very little power but we have never tracked this before, it should be an unnoticeably difference on power.

R. Brawner: Has done research on line and the cost is very little, maybe \$1/month.

T. Perkins: Explain the installation of an extender and the equipment that will be used.

J. Jenkins: Newer RV units may have data hookups, so we just plug in. Typically we have to be creative to get the cable from the inside to the outside, we will consult with the owner to use the best method. These are the only approved extenders for this system, using other devices creates a loop and then they will block that device, all others will be blocked except the Interstate extenders.

Mark Holliday: Will the extenders and modem add a layer of security from hacking?

J. Jenkins: We have never had a system that has had hacking issues, there are different types of security. Overview: the most secure network is a captive portal, like in an airport, the problem with that is, if you don't have a browser to access the device, then you would need to call Interstate and they will help you find the address and then bypass it, not recommended, but they can make it work. Second layer is WPA2 Security is the most common and secure and probably what you use at your home and see the lock symbol. The extender will add another layer of security with your defined password.

Barb Straley: Will my neighbors extender affect my wi-fi?

J. Jenkins: By using the Interstate extenders they control the frequency, if your wi-fi works one day and not another, you may need to call the office and they will adjust the frequency.

Mark Ciavarella: Can you explain the pros and cons of connecting to electricity vs using the solar panels? What maintenance is involved if using solar panels?

J. Jenkins: We haven't dealt a lot with solar panels, we are not a power company, we do data. Cost of the battery for solar panels is \$500 each, the problem is we don't like to stand behind something we are not real familiar or confident with using. The solar panels would be on the poles and are unsightly whereas the power would be underground.

R. Brawner: Using the solar panels would be a higher assessment fee.

Greg Weot: Can we use other extenders, third party extenders?

J. Jenkins: Interstate states that the word extender to them means a device that receives and broadcasts data. Other extenders may mean a repeater, a device that receives and broadcasts, a lot of data loss happens that way, the router has to receive the data somehow. The Park will not allow other extenders and will have dual band 5g.

Rick Baxter: What will be going on the 4x4 post on the lot?

J. Jenkins: It will vary and depends on where we are receiving/sending signal to and from, on the pole will include a 12x12 gray pvc box with a reference number on it, a cable to the top of the equipment and then a broadcast device.

G. Weot: Will the folks on the hill be getting a post?

R. Brawner: A post will be located somewhere midpoint on Relaxed Lane, the hill people will need extenders.

J. Jenkins: We guarantee that the whole park will get coverage outside your RV, and then we will work with everyone as needed.

Patricia Groover: Will we need an extender?

R. Brawner: We will have 30 days to determine if you will need one.

Sonny Drum: Are the eight original sites that were asked to use power still the same?

R. Brawner: Yes they will remain the same, unless Interstate changes that.

R. Brawner: Thanks Jeff Jenkins for coming.

We need to vote on using owners electric. If someone will make a motion using owners electric.

Dot Williams made a motion to vote to use owners electric for the wi-fi, Pam Kruse seconded. Voting.

Voting Results: Yes - 75 owners, a majority. Motion passed.

R Brawner: We have the eight owners selected and they have agreed to the pole placement and will be paying for the power.

Ray Schommer: When will the assessment bill be sent out?

J. Key: The assessment that we voted on is \$100, you can start paying today, you will have until the end of July to pay and then in August a late fee will be added. Checks can be made out to Choestoe Falls RV Park and mailed to Jill.

Open Discussion

Social Committee presentation by Pam Kruse explaining the weekly and special upcoming Choestoe Events. Contact anyone on the Social Committee (Judy Broadwater, Pat Jinks, Cindy Landry or Pam Kruse) to volunteer, host or share ideas.

D. Bochenski: When are we going to fix the dumpster doors?

R. Brawner: We fixed them and then something happened, we need volunteers to help.

Lulu Spain: States she is not on facebook and appreciates the Secretary sending things out on email.

Bunky Jones: Where to send the donations for Judy Crim?

R. Brawner: Donation bucket is on the table.

K. Broadwater: Stated that Dot Smith is collecting the tabs off of aluminum cans and then will be donating the proceeds to the St. Jude's Hospital, there is a container in the laundry room for tabs.

Adjournment

Dick Key made a motion to adjourn, Judy Broadwater seconded. Meeting adjourned at 11:14 am.

Sincerely,

Shelly Ciavarella

Shelly Ciavarella, Secretary

Choestoe Falls RV Park, Homeowners Association, Inc.