

**CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING JUNE 4, 2022**

Registration – 9:00 AM to 10:00 AM

Owners were checked in and voting cards handed out

Call to Order

Dan Bochenski, President called the meeting to order at 10:03 AM

Establishment of Quorum – Linda Bochenski, Secretary

The 73 lots we needed for a 50% plus 1 quorum was met. There were 94 lots represented by attendees and proxies.

Approval of the Minutes from the 2021 Annual Meeting – Dan Bochenski, President

Requested approval of the 2021 Annual Meeting Minutes that were emailed to all owners and have been posted on the bulletin board.

Tony Jarski made a motion to accept the 2021 minutes, Don Byrd seconded. Motion passed.

Introduction of Board Members

By Dan Bochenski, President

- Linda Bochenski, Secretary
- Jill Key, Treasurer
- Pam Kruse, Social Director
- Tony Jarski, Park Maintenance/Beautification Director
- Russell Straley, Lake/Architectural Maintenance Director
- Bob Weis, Director at Large

Introduction of New Owners/First-time Attendees since the 2021 Annual Meeting

Dan Bochenski, President asked new owners and first-time attendees to introduce themselves. We have 16 new owners since the 2021 Annual Meeting. Jim & Tami Jicha, who have been in the park 16 years, attended their first annual meeting.

Board Reports

Dan Bochenski, President

- **Pick up after your pets.** If you don't have a bag, there is a dispenser on the side of the dumpster enclosure
- **Restrooms** - Please pick up/clean up after yourself out of respect for others. (i.e., hang rug to dry, wipe up counters)
- **Dumpster** – at the end of the week, the dumpsters appear full when they really aren't. Please toss garbage toward the back of the dumpster instead of dropping at the opening. NO hazardous materials. We have pulled out a gasoline can and a battery that was dumped and could have caused a fire.
- **Yard Waste Trailer** – we will have new signs made which should help with what you can and cannot place in the trailer. Junk runs will be done occasionally.

Jill Key, Treasurer

The park is in a good financial position. In 2021, we started the year with a \$25,000 surplus. This year we started with a \$45,000 surplus. We have recouped legal fees, fines and interest and currently have a bank balance of \$103,000. New line items will be added to the Budget Planner to separate Laundry Income vs. Laundry Maintenance & Repairs. Jill was asked why we are still paying Blue Ridge Mountain EMC when we have the new internet. Response: we still have to pay Blue Ridge Mountain EMC for the use of the fiber optics they installed in order to have internet.

Pam Kruse, Social Director

Pam introduced her team of volunteers. Plans are to add a bingo night and an arts & crafts show.

Tony Jarski, Park Maintenance/Beautification Director

Several projects will be coming up. One project is to place landscape timbers and fill the area with crusher rock to relocate the yard waste trailer next to the dumpster. Tony will be needing volunteers to help with this. Tony was able to find a good deal on metal roofing to replace the old cedar shake roof on our well pump house. This project he says he can handle alone.

Russell Straley, Lake/Architectural Director

- Review the 2 Improvement Forms we require for certain lot improvements and propane tank installation. Any requests for lot improvements as listed on the form or the installation of a propane tank must first be approved by the Board. You will be notified when you are approved to start. Once the project is completed, there is a final inspection and sign-off by the Board. If you have questions about these forms, please contact Russell.
- Our water is safe to drink. Our well is 450 feet deep. We have a required test done quarterly by the Department of Natural Resources for detection of T-coli and nitrates. We are now also doing our own additional bacterial tests. We had a problem with high iron readings. The system was bleached and flushed. Our pipe system holds 2,500 gallons.
Prior to bleaching and flushing, our iron count was .43. The acceptable level is .30. After the process was done, iron was down to .14 and magnesium was .13. Sample were taken from 3 locations. The lower end of the park still has some discoloration at times, but it is nothing harmful and clears up. It may be that water may be lying in the pipes at the lower end of the park. Our independent testing is done by Notla Water Authority Microbiology Laboratory here in Blairsville and is inexpensive. We would like to continue with our bacteria testing every 3 months.
- We have 2 10,000-gallon septic tanks. Our evaporation field in on the high hill where the white pipes are located
- Russell asked owners to help out and notify the Board if they notice any of these indicators that something is wrong.
 - Large amounts of water accumulated near a lot or water seepage in the roadways when we haven't had heavy rain could indicate a leak somewhere
 - If you here an alarm going off and/or light flashing on a pump station
- The issue with the slow water filling of the washers was due to the hose filters being clogged. They have been changed

Dan Bochenski, President

Rentals – Our Declaration of Covenants, Conditions and Restrictions was written in 1998 to allow renters. We had very few problems with renters in the past. Most times, renters were friends or family members of owners in the park and were very respectful. Last year, the trend moved toward more short-term rentals coming and going. Many owners expressed concern over this and are tired of “transient” renters coming and going. Just some of the issues that the Board and owners have had to deal with:

1. Chain saw and gasoline can in the dumpster
2. Disrespect of our common facilities
3. Feces smeared on the wall of the men's room
4. Nasty diaper left in the shower stall of the men's room

Security Cameras – Cameras are on order and expected to be installed this summer.

Linda Bochenski, Secretary

Linda updated the owners on the questions we had for our attorney regarding the line items in the meeting agenda.

Owner Comments on Proposal to Amend Covenant Article X, Use Restrictions, Section 32:

Tami Jicha – If we are required to evict a renter, how do we proceed? Dan Bochenski responded the owner is notified and the renter is asked to leave by the owner.

Kevin Parker – not in favor of the 6-night minimum and no winter renting

Dave Keller – claims a change in Covenants encumbers him because proposed changes weren't in place when he bought his property

Mark Hawkins – we need to be cognizant of owners needs in winter time. Main concern is renters from the outside

Karl Hanscom – it is the owners' responsibility to "vet" a potential renter. He, himself, has checked out his renters. He feels owners should rent whenever they want to. H spoke with another owner that says if changes are made, it will devalue our properties. Dan Bochenski thanked Karl for being a responsible owner who rents.

Becky Arrants – she is building a home so won't be here full-time anymore once her home is completed, at which point she wants to rent her lot. She asked if we went to the attorney before clearing it with the homeowners and spending money. Linda Bochenski responded that no fee was charged for his answers to our questions.

Cindy Landry – not happy about renters' children not being supervised and renters getting away with things that owners can't get away with. She feels if we don't up our restrictions, we will become a campground.

Kathy Stucker – observed a renter trying to back into a lot and it took over an hour

Russell Straley clarified the classification of truck weights, which was part of the amendment proposal

Dan Bochenski requested a motion to proceed with the legal process. Motion was made by Lulu Spain to proceed, Tami Jicha seconded. A count was taken from the owners:

In favor: 46 owners Votes needed: 73 Motion Failed

Russell Straley – Lake/Architectural Director

Hitch Screening – there are currently some of these screens located in front of some Cottage models. Russell will draw up written plans for both the existing screens and for fifth wheel screens. Once those plans are available, a vote will go out with the plans for approval. Matt Goretti is concerned that people will use the screening to hide items.

Hedge Heights – Russell presented a proposal to Amend Article X, Use Restrictions, Section 32 (amended 2/7/2017). He touched on planting hedges no closer to the road than 12 feet, keeping hedges/bushes in front yards at 3 feet. All in the interest of not creating blind spots to the roadways. One owner accused the Board of targeting one particular owners. Linda Bochenski informed that owner "we are not targeting anyone" – and what he referred to are trees, not a hedge. In the end, this subject was tabled indefinitely and Dan Bochenski commented "just use common sense with the placement of hedges to not block your neighbors view of the roadway.

Open Discussion Period

Tina Hawkins requested the 30-day restriction be removed from Covenant Article X, Use Restrictions Section 7. Boats and Utility Trailers.

Either one boat with a maximum length of 18 feet OR a utility trailer with a maximum length of 16 feet is permitted. Pontoon boats are not allowed. In addition, two passenger vehicles may be parked on the gravel or concrete driveway only of each Lot. All vehicles must be properly licensed. A boat or trailer may be left unattended on a Lot for 30 days only, then, it must be removed. A period of two weeks must elapse before the unattended boat or trailer may be returned. Passenger vehicles are not subject to any time limits.

Owner comments: Yogi Peebles – we leave our RVs here it doesn't make sense you can't leave your trailer

Mark Ciavarella – agrees we should be able to leave our trailers here all year. Full-timers can do it.

Tina Hawkins made a motion to remove the 30-day time line for utility trailers

A vote to proceed with the Amendment was taken from the owners in attendance. Based on the results, the Board will proceed with drawing up the Amendment and filing with the Union County Court.

In Favor: 77 Owners Votes Needed: 73 Motion Passed

Cindy Landry – Cindy presented the Board with the description and cost estimate to install 35mil clear vinyl drop screens in our pavilion. The screens would roll up and be installed over the existing green screens. The screens will provide the ability to keep the pavilion warmer in the winter and bad weather days, providing more year-round use of the pavilion. Money would be raised by the Activities Committee by donations.

Mark Ciavarella says we have money, why should we raise money from owners. Another owner agreed. Jill Key explained that we have always raised money for things like this as we did years ago for the green drop screens.

Mark Hawkins made a motion to proceed, Ed Kruse Seconded. As there is no Covenant or Rule to amend for this action, a verbal vote was taken. The “yeahs” overwhelmingly passed the motion.

Tim Perkins referenced Union County’s moratorium on RV parks. He suggested owners read the Union County, Georgia Development Codes

Lyn Baxter – Washers & Dryers

Initially, Lyn made a proposal that we replace ALL washers & dryers. Due to the expense of all new equipment at once, Dan Bochenski turned that down. Lyn Baxter revised her proposal and made a motion to buy 1 new washer & 1 new dryer per year. Motion was Seconded by Debbie Marlowe. Dan Bochenski reviewed the advantages of repairing the washers we have with metal gears vs. the plastic gears that are in new commercial washers. Repair costs are much higher for the newer machines. Dan will begin looking into adding 2 new machines. The bookcase will have to go in order to make room.

Larry Kriete – Regarding Security Cameras, Larry suggested we try another company

There being no further business, Linda Bochenski made a motion to adjourn the meeting. Motion Seconded by Cindy Landry. Meeting adjourned at 12:37 PM

Respectfully Submitted,

Linda L. Bochenski, Secretary

Choestoe Falls RV Park Homeowners Association, Inc.