

Choestoe Falls RV Park HOA

2024 ANNUAL OWNERS MEETING - Minutes

Location: Choestoe Falls RV Park Pavilion

Date and Time: June 1, 2024 – 10:00am

CALL TO ORDER & WELCOME – Rance Jackson – President

- Mike Wilson – Secretary, confirmed that check in is complete. We had 64 owners present in person and 25 by proxy for a total of 89. A Quorum of 73 is required to conduct the business meeting. A quorum was present and the meeting continued.
- Rance - welcomed new owners – We had three new owners present:
 - Mike & Debbie Madded, 124 Main Street
 - David & Gina Rushing, 237 Choestoe Falls Cir
 - Steve & Diane Johnson, 355 Main Street

APPROVAL OF PRIOR BOARD MEETING MINUTES – May 22,2024

- Mike Wilson – The minutes from our May 22 meeting were made available on the bulletin board and via email. Since there were no questions, a request for a motion to accept the minutes as presented was made. Ed Kruse made the motion and Mike Riddle seconded. The minutes were accepted and will be recorded.

DIRECTORS REPORTS:

- Rance Jackson – Park overview update:
 - The park is in really good shape. Overall, some projects have been completed and others are planned. We have had many great comments on how well our park looks and encouraged by the support from all our owners.

- Jill Key, Treasurer - Financial Report:
 - Our finances are in good shape. As of the end of May we have a balance of \$91,400.
 - We have two CD's for \$20,000. each at 5% interest.
 - We had to file taxes last year for the first time. This was because we earned income from the CD's.

- Mike Wilson – Secretary update:
 - We continue to use electronic means to communicate with owners both with email and Facebook. Our proxy via email was a first and this year we had more than ever. Hopefully we can continue to use email, Facebook and our website to communicate with owners on more matters for our park.

- Russell Straley – Water system and Architectural update:
 - Our well is 450' deep and during the summer we use about 40,000 gallons per week. Please use our water resource wisely. Owners can help by watching for any leaks and notify Russell.
 - Our water system is in good shape. We have installed a UV system and it has helped keep the water pure. There are some old water hydrants that need to be replaced as they can leak.
 - Our water purity will be tested soon to be sure it remains clean. If anyone would like to have their water tested at their RV, let Russell know. The cost is \$45.00 per test and payable to the park.
 - The lake has white baskets for the young fish to hid in. Some are coming loose and need to be re-anchored.
 - Reminder that lots around the lake are private and fishing is only permitted directly behind the pavilion.
 - A new water pressure regulator has been installed. It should prevent the recent drop in water pressure we have experienced.
 - If anyone would like to learn about our water system, let Russell know and he will be glad to share how it all works.
 - Please do not put grease down the drains, it gets hard and clogs up the system.

- Our road recoating project is under way. It should be completed within a week or two. The cost to the park was \$15,000.00. This was paid for in a special assessment.
 - If you want to make improvements in your lot, check with Russell first. He can advise on our rules and help with it. Improvement forms are located in the pavilion and on our website. Projects like gas bottle enclosures and shed colors are items that need approval.
 - We will begin a review of the fence rules for placing in front of the RV's. These are wooden and help hide the front of the RV. Design, size, materials and color will be reviewed. Due to current covenant wording, this will require owner approval.
- Karl Hanscom – Park Maintenance – Upcoming projects:
 - Clearing the young trees on the drain field
 - Clean and repair the sign at the park entrance
 - Clean the white fence on Wolfstake Rd.
 - Replace the boards on the dock.
 - New 4x4 timbers are being used around the entry bench, the gravel area for the trailer and around the dumpsters. We will be recommending that these be allowed for drives and patio areas.

Safety Alert: Karl explained that a hose used to flush black tanks should NOT be left connected to the flush intake on the RV. Because it's attached to the park water, any valve problem or if the water is off, it could allow for liquid from the black tank to syphon back and contaminate the water.

- Rick Brawner – Website, Lot sales update:
 - Our website has all the park information for owners, lots for sale and forms to download.
 - Lot sales is also posted in the pavilion. Currently there are four lots for sale. Some are sold quickly by word of mouth.
 - Lot rentals forms are required and the form and information is also on the web site.

- Pam Kruse – Activities and Social Events:
 - Social events are sent out weekly via email and are also posted on our Facebook page.
 - Pot luck dinners are always a success. Many great foods and fun.
 - July 4th will be special. The park provides Hamburgers and Hot Dogs.
 - All the events for the year are posted on the social bulletin board.
 - We can always use donations. If you have a craft and would like to donate something, let Pam know. Also, thank our vendors who donate to the park. Let them know we appreciate it.

UNFINISHED (OLD) BUSINESS:

- Re-paving the roads - Progress and information on how it's done – Russell (See notes above from Russell)
- Defibrillator and First Aid Kit located in the laundry room – Training and access – Mike:
 - We have a new defibrillator. It's located in the laundry room under the Wi-Fi box. It has a voice prompt for use. The laundry room door must be left open during events for access. We will investigate a training class for it and refresher on CPR.
 - A First Aid Kit has been donated and is now located in the laundry room above the defibrillator.
- General Park Reminders: - Rance
 - Pets – Clean up after your pet, even if is outside the park on Wolfstake Road
 - Dumpster – Break down all boxes. Throw bags to the rear of the dumpster. Don't let them pile up at the door.
 - Laundry Room – CLOSE the door and turn off the lights when you leave. The AC is on. Clean up after yourself.

- Utility Trailer – loading and hauling to the dump. We need more help taking the trailer to the dump. More people with trucks. If you can help, get with Rance or Karl and they will show you how to hook up and where to take it.

NEW BUSINESS:

- Emergency Evacuation Plan in case of severe weather – Rusell/Mike
 - The emergency alert will be one of our board members driving through the park sounding a car horn continually.
 - Evacuation location is Choestoe Baptist Church on Hwy 180. Go left out of the park and the church is on the right.
 - The older church building on the right in the basement is the safe place.

- Two proposed Covenant changes were presented by the Board:

Both of these will require a ballot vote by our owners. Each owner will have a vote for yes or no. It will be conducted via email and we need all owners to respond.

- A change to the setback for decks on the lake from 30' to 25'. Many of the lots around the lake are close to the bank and this change will allow decks to better fit the lot and RV.
- A change to allow use of materials in addition to landscape timbers for borders on gravel drives.
 - The current rules only allow for landscape timbers to be used as borders for gravel drives and patios.
 - This change would allow the use of 4x4 timbers and manmade materials to be used wherever pressure treated landscape timbers are currently used.

OPEN DISCUSSION:

Time available for answering questions, presenting suggestions, and general discussion. Raise your hand and be recognized by the president to speak.

(Stand and say name for the record)

Suggested from Owners:

- From Fred Tolley: A suggestion was made to allow Hot Tubs. Fred explained how it would be an advantage to the owners to have a hot tub allowed on an individual's lot. Some discussion as to water use, chemicals, and how the disposal of used water would be handled. After more input a show of hands was asked for to determine if the board should pursue this topic. The majority were not in favor of permitting hot tubs. No further action is needed and our current rules to not allow Hot Tubs will remain in place.
- AMENDMENT: From Russell Marlowe: Russell summarized the applicable provisions of the Articles of Incorporation and Bylaws relating to the election of Directors. His presentation included a suggestion that the Board amend the bylaws to provide for the election of Board members by the owners, as opposed to the current procedure whereby the Board fills any vacancies that may occur. Russell then made the following motion: "To request that the Board propose language to amend the bylaws to provide for the election of Board members by the owners and to provide for terms of 2 or 3 years following which the Board member would have to seek re-election by the Owners." This motion was not properly acted upon by the board.

After some discussion, the secretary made the follow statement:

- o The board will commit to establishing a process whereby our owners are more informed of open positions. And allowing time for a more formal interview of applicants. This will allow for inclusion and input from owners before an open board position is filled.

- From Ed Lukosavich presented by Mike Riddle: Limiting rentals to a minimum of 30 days. Some renters have created problems in the past and limiting an owner from renting a lot for less than 30 days would help control this. An owner could rent their lot for less than 30 days, but would not be permitted to rent to more than one person in same 30 day period. After some discussion and questions on how to manage and monitor this, a show of hands was asked for to show support for this suggestion. The majority felt this was not practical and said no to pursuing it further.

- Open Q & A
 - Comments from Larry Vickers about how commercial companies are buying up properties and converting to rentals. He warned that we need to be diligent and alert of the trend and find ways to help protect our park from these trends.
 - There were not other comments, suggestions or discussion.

ADJOURNMENT – As no other business was needed, a motion to adjourn was made by Larry Vickers and seconded by Karl Hanscom.

The meeting was adjourned at 11:40am.

In closing, the board would like to express our sincere appreciation to all of our owners for your support of the board and the overwhelming cooperation and willingness to pitch in and help with everything we do at the park. You all are the reasons that Choestoe is known as the best park in the mountains.

THANK you all.