

Choestoe Falls RV Park HOA

2025 ANNUAL OWNERS MEETING - Minutes

Location: Choestoe Falls RV Park Pavilion

Date and Time: June 7, 2025 – 10:00am

CALL TO ORDER & WELCOME – Karl Hanscom, Interim President

- Mike Wilson – Secretary, confirmed that check in is complete. We had 56 owners present in person and 29 by proxy for a total of 85. A Quorum of 73 is required to conduct the business meeting. A quorum was present and the meeting continued.
 - Karl - welcomed members and new owners. Rance, our president is on vacation and will be returning around July 1st. In the meantime, Karl has been filling the role as interim president.

APPROVAL OF PRIOR BOARD MEETING MINUTES – May 22,2025

- 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. Ted Noe made the motion and MaryAnn Drake seconded. The minutes were accepted and will be recorded.

DIRECTORS REPORTS:

- Jill Key, Treasurer - Financial Report:
 - Our finances are in good shape. As of the end of May we have a balance of \$95,200.00
 - \$7,200.00 in checking
 - \$46,000.00 in the Money Market account
 - \$42,000.00 in CD's – These will mature in June.

- The CD funds will be moved to the Money Market and checking accounts. This will allow access without any penalties if we need the funds for the park. The interest rate is almost the same as a CD, but we can move funds to our checking account if needed.
- All dues have been paid for 2025.
- Mike Wilson – Secretary update:
 - We will continue to use email as our primary means to communicate with owners. If anyone wants to update or add to the directory or email addresses, please let me know. Facebook will not be used for park business.
 - Mike shared some trivia about our owners.
 - 62 have Georgia as their home address
 - 67 have Florida.
 - The farthest away is Washington State
- Russell Straley – Water system and Architectural update:
 - Any lot improvements should be submitted to the architectural committee (Russell) prior to starting the work. This will allow time to be sure that the improvements are in compliance with our park covenants and rules.
 - The sewer system has had a lot of repairs this year. The pumps are only lasting about 2 years. There is a new redesigned piping set up that allows for easier removal of them. No more having to go down into the tank for pump maintenance.
 - We had our tanks pumped earlier this year. The sewer tank cleaning on the Wolfstake Road side went ok, but the one by the dumpsters has a hard buildup in the bottom. It seems like this was not pumped in the past and people putting items down the drains has caused a hard buildup. We have a company coming out the week of June 9th to use a high-pressure system to break it up and then it can be pumped out.
 - It's important that everyone help with not flushing any sanitary items or any kind of personal wipes even if described as flushable.
 - Also, minimize the grease put into the system.

- Our drinking water has been tested and is in great shape. No problems.

- Karl Hanscom – Park Maintenance – Ongoing projects:
 - The pavilion floor, rafters, screens and plastic curtains have been pressure washed. The fans have been cleaned.
 - Trees beside the dumpsters have been trimmed.
 - The Park tool shed has been cleaned and re-organized.
 - Replaced the plants at our sign on Wolfstake.
 - A tree on the drain field will be removed soon.
 - The pavilion chimney will have a new cap installed to keep water out.
 - Owners HELP needed.
 - Do NOT leave any paint in the sheds or dumpsters.
 - No more “donations”. Our shed is full and we don’t need anything else.
 - Pick up Dog POOP. Even outside the white fence on both sides of Wolfstake Rd. Volunteers weed eat that area and keeping it clean is very important.
 - Pets on leash at all times when out in the park.
 - A review of the renters’ rules and regulations will be done to include the area on Wolfstake road for picking up after dogs.

- Rick Brawner – Website, Lot sales update:
 - We can use some spring pictures from around the park for the website. If anyone has any, email them to Rick at: ricky1500@gmail.com
 - Our website has all the park information for owners, lots for sale and forms to download. The renter forms are also there.
 - Currently there are six lots for sale. All sales are posted on the website and in the pavilion.

- Pam Kruse – Activities and Social Events:
 - Social events are sent out weekly via email and are also posted on our Facebook page and the bulletin board.
 - Pot luck dinners are always a success. Many great foods and fun.
 - July 4th will be an ice cream social. More details soon.
 - 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:

- Defibrillator and First Aid Kit training.
 - We have a contact with the Union County Fire department that is a . trained safety instructor. We are working on scheduling a session to come to the park and provide a training class on:
 - Defibrillator training
 - Basic CPR
 - Choking
 - Fire extinguisher basics
 - The session will be about two hours and will cost \$20.00 / person.
 - Once a date is set, we will notify our owners.
 - NOTE: The defibrillator is available to anyone that needs it anywhere in the park. However, the first action for any emergency must be calling 911.

- Mike also shared a reminder to check smoke detectors and CO alarm units. Mike returned home to a beeping alarm last week. Assuming it was a low battery in the smoke detector, it was opened to replace it. The smoke alarm did not have a battery. It came from the factory without one. We should all make it a habit to change the battery at least once a year. Also, every CO detector has an expiration date, usually after about 5 years. It's a good idea to

check the expiration date on yours. If anyone needs help, contact Mike.

NEW BUSINESS:

- Rudy Tucker made a recommendation that the fountains be turned off at 7:00pm to allow for quite time for sitting outside in the evening.
 - After discussion and comments from other owners, it was decided that Karl would contact each owner around the pond and ask for their opinion.
 - Follow-up: Karl contacted each lot owner around the pond in person or by phone the next day. The result of the majority was to leave the turn off time at 8:00pm.
- A question about the recoating of our roads was brought up. What did we do and it seems that there is some cracking remaining?
 - Russell explained that it was a top coat and not meant to fill all the cracks. When the roads get worse, re-paving might be needed. Hopefully not for quite a while.
 - Tim Perkins has experience with roads told us that the reason was due to improper water run off. The water seeps into the cracks and erodes the sub layer.

OPEN DISCUSSION:

A question as to why we do not have fowl around the lake, as they are nice to watch. Pam Kruse responded - they are not encouraged to nest and stay. The birds leave behind a lot of droppings that can make our pets sick & our yards a mess.

ADJOURNMENT – As no other business was needed, a motion to adjourn was made by Russell Straley and seconded by Rudy Tucker.

The meeting was adjourned at 10:55 am.

In closing, the board would like to express our sincere appreciation to all of our owners for their 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.