

Choestoe Falls RV Park HOA
BOARD OF DIRECTORS

Meeting Minutes

Location: Choestoe Falls RV Park Pavilion

Date and Time: May 12, 2025 @ 3:30pm

CALL TO ORDER – Karl Hanscom called the meeting to order at 3:30pm

Welcome and greeting new owners.

ROLL CALL – Six Board members were present. Rance is on an extended vacation and Karl Hanscom is presiding as interim president. Rance will be returning the end of June.

The following owners were in attendance:

Kim Hanscom, Peter & Romona Charest, Don Grover, Barbara Courtney, Don Briggs, Jeff & Virginia Smith, Barbara Straley, Stan Riva, Don Russell, Sandy Weis, Phillip & Valinda Beasley, Ed Kruse, Randy Waye

APPROVAL OF PRIOR MINUTES – Mike announced that the minutes from the October 2024 HOA meeting are posted on the bulletin board, website and sent by email to all owners. Mike asked if there were any questions or comments on the minutes. There were none. A motion to approve the minutes as posted was made by Rick Brawner and seconded by Jill Key. The minutes are final and filed as the official record of the meeting.

REPORTING

- **Financial Report – Jill Key** – Financials are sent out each month to all owners. Our CD will mature in July 2025. After they mature, the funds will be moved to our Money Market account. This will allow us a good interest rate and give access quickly if needed. The current rate for Money Markets is about 3.3%. Our cash on hand is approx. \$8,000.00. Our total assets are approx. \$100,000.00.

- **Secretary – Mike Wilson**

We are preparing for our annual owners meeting on June 7, 2025. Emails have been sent out with information, proxy forms and discussion forms. We will accept proxies using email, mailed copy or put in the suggestion box in the pavilion. Blank forms are on the bulletin board. NO proxies will be accepted after Thursday, June 5th. And no proxies will be allowed the day of the meeting. A reminder will be sent out soon. Registration for the meeting begins at 9:00am and the general meeting starts at 10:00am. (Pam says that coffee and donuts will be provided)

- **Architectural Review – Russell Straley** – Our sewer system has been repaired for a pump problem on the tank by the dam and an electrical and float problem on the tank by the dumpsters. The holding tanks were pumped out in February. The holding tank behind the dumpsters will need additional treatment to dissolve the solids that have built up over the years.

A question on why the water inside the RV's sometimes has a bad smell. Russell explained that it is not a problem with the supply water as we treat it with UV, salt and filters before it goes to each lot. A treatment of each RV water system with full strength vinegar like when it's winterized, changing the RV water filter after it's done will sterilize the system and remove the smell. The best filter to use is a black carbon one that can be found at Home Depot. Treatment might should be done especially after the unit is not used for a time. Russell will explain further to any owner that has a question.

Russell stressed that our sewer system is many years old and we all need to take care of what we put down the drains. NO sanitary or wipes of any kind. They will clog up the system. Also don't put grease down the drains.

The circulation pump below the pavilion that circulates the water needs repairing. This will be done when parts are available.

The warning system on the sewer system by the pavilion may need a circuit board replace. Testing will continue and will be fixed when needed.

- **Maintenance and Beatification – Karl Hanscom** – Karl provided a list of projects that have been completed this summer. He thanked many volunteers that helped with many of these projects.
 - The dock walkway and deck boards were replaced. A new pump cover was also added.
 - Trees around the pavilion and dumpsters have been trimmed.

- A fallen tree on the hiking trail was removed.
- A new ramp on the tool storage shed was installed.
- Removed a tree on the corner by the pavilion to prevent interference with the wi-fi signal.
- Additional comments:
 - Driveway weeds and mostly under control.
 - PETS – Clean up!! Even outside the white fence on Wolfstake Rd. That area is kept up by park folks with weed whackers. PLEASE don't leave any poop.
 - We have had some complaints about dogs barking. Especially when they are left alone. The board may ask an owner to help if it continues.
 - There have been reports of trespassing onto lots. Please remember that ALL lots in our park are privately owned. Please do not go onto any lots without permission.
 - The floor in the pavilion will be cleaned and repainted. Hopefully by our annual meeting. Depending on use and the weather.
 - Thanks to those that have taken the trash trailer. Please don't OVERFILL it. IF it's full, please don't leave bags on the ground. Keep them until the empty trailer is returned.
 - We are planning a "JUNK" load soon. This is for non-yard waste. But NO paint or chemicals.
 - A suggestion was made to have a park cleaning after the leaves fall. In considering this, it would be very difficult to control, manage or monitor this. In addition to the liability and cost would make it prohibitive. It's up to each owner to maintain their lot and clean it when needed.

- **Website/lot sales – Rick Brawner**

There 6 lots currently for sale. The updated listing is posted in the pavilion and on the website. The Park does not use Facebook for any lot or RV postings. If you have any questions about listings, how to list or on the website, contact Rick.

- **Activities Director – Pam Kruse**

Thanks to all the volunteers and committee help with organizing our socials. If anyone would like to help, please get with Pam.

Weekly updates are sent out via email; posted on the website, bulletin board and our park Facebook pages.

Our turnouts have been great. Many new folks and great food.

The brunch was very successful and we'll be planning another one soon.

Suggestions for activities are always welcome. Any donations for the prizes are greatly appreciated.

UNFINISHED BUSINESS

Nothing that hasn't been discussed.

NEW BUSINESS – Open Discussion

None presented.

NEXT MEETING DATE

The Annual Owners meeting on June 7th at 10:00am.

ADJOURNMENT

As there was no further business, Karl called for the meeting to be adjourned.

A motion made by Russell Straley

Seconded by Ed Kruse

Meeting adjourned at 4:20pm