

**Choestoe Falls RV Park HOA**  
**BOARD OF DIRECTORS**

**Meeting Minutes**

**Location:** Choestoe Falls RV Park Pavilion

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**Date and Time:** August 21, 2024 @ 3:30pm

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**CALL TO ORDER** – Rance Jackson called the meeting to order at 3:30pm

Rance reminded all owners with dogs to pick up their poop. “If your dog poops, pick it up !”

**ROLL CALL** – All board members were present. The following owners were in attendance:

Larry Vickers, Dave Keller, Shari Lastaraza, Debbie Marlowe Kim Hanscom, Fred Tolley, Terry & Peggy McGee, Barbara Straley, Carol Wilson, Bill & Sue Purdy, Sandy & Tim Betz, Kathy & Ed Cole, Ed & Pam Kruse, Stan Riva, Peter & Sandy Galligan, Catherine Darling, Pat Brawner, Philip Strickland, Paus Sisilli & Doreen Schildt, Chris & Mike Delligatti

**APPROVAL OF PRIOR MINUTES** – Mike announced that the minutes from the June 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 Russell Straley and seconded by Pam Kruse. The minutes are final and official record of the meeting.

## REPORTING

- **Financial Report – Jill Key** – Financials have been sent out. All dues for this year are paid.

We will be opening a Money Market account with United Community Bank that will allow us to earn a higher interest rate. If we have over \$50,000 and can access the funds if needed. Russell will be a co-signer for the account. We also have two CD's earning interest.

A question on next years dues as asked and as of now there are no consideration to increase them at this time.

Our annual budget meeting will be scheduled and that will be the time we review our current year and put forward the budget for 2025. We will announce the date soon.

- **Architectural Review – Russell Straley** – Out water system is in good shape and has been tested at six different spots. It is safe and has no contaminants in it. Our water is treated with an UV process and salt to make sure it's clean.

Our sewer system is under repairs for a pump problem on the tank by the dam and an electrical and float problem on the tank by the dumpsters. Our system is older and we are no longer to get some parts. Repairs will include switching out the current hardware to stainless steel. We are also having the septic tanks pumped to remove sludge that builds up over time. Due to usage this cannot be done fully at this time. The tanks will be pumped down to a lower level now and will be fully pumped out in Jan/Feb when there are less people in the park. We are currently using 35-40,000 gallons of water per week. This should be done about every 10 years.

Each 10,000 gallon tank is vented and over time, the vent stack became clogged with leaves. It allowed for gas to back up into the tank on phase 2. This created an electrical problem in the control box. The repairs included a new main circuit board and relays.

The state informed us that the park had to inspect and document any water pipes that were lead or copper. Rick Brawner investigated and clarified what the state was asking. He informed us that our park is considered "transient" and this ruling does not apply. There are about 15-20 people who stay in the park during the winter months. We do not have to make any changes to our water supply system. "Good News".

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. This might need to be done especially after the unit is not used for a time. Russell will explain further to any owner that has a question.

A question as to a long-range plan to upgrade the entire system was asked. Russell responded that the current process of monitoring and repairing the system as needed has worked. Our water samples show there are no quality problems.

Russell asked all owners to **limit pouring grease down the drains**. This does not break down in the septic tanks and over time will clog up the pipes.

- **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.
  - Removed and cleared trees and undergrowth on drain field on hill
  - Trimmed trees along Relaxed Lane.
  - Cleaned, repaired, sealed and painted the front and back of the park entrance sign.
  - Fence along Wolfstake Road was cleaned/washed and touch up painted.
  - Randy Waye and Karl – Cut weeds/grass was cut along the creek on Wolfstake Road several times Also the bamboo by the creek/bridge was cut.
  - With the help of Union County maintenance, the creek bank was cut and the brush removed along Wolfstake Road.
  - Randy Waye and Karl cleaned up the creek and bank along Wolfstake Road.
  - Union county also removed two old culverts from the area by the bridge.
  - A new security/motion light was installed over the laundry room door.
  - Side Street brush and limbs trimmed and removed.
  - Cedar trees trimmed next to the utility trailer parking area.
  - Replaced the lights on the utility trailer and ensured they are working properly
  - Two “No Dumping” signs were installed at the end of Side Street and at the top of the hill on Main Street.
  - Rick Brawner repaired and replaced the broken sewer vent pipes on the drain field.
  - Don Thompson repaired the storage shed doors on one and has built new doors for the second shed. These are our tool storage located behind the dumpster enclosure.
  - Ed Cole volunteered to help with weed-eating the creek bank on Wolfstake Road.

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

We have 5 lots sold this year and 4 lots in the process of closing.

There are 6 more lots currently for sale. The updated listing is posted in the pavilion.

If any owner knows of a new owner that has not been welcomed or contacted by the secretary, please let Rick or Mike know. We will make contact and send them the new owner information.

- **Secretary – Mike Wilson**

The Covenant amendment voting is completed. Of the three items up for vote, two passed and one was declined. The document that details the two passed will be filed with the county and are now part of our Covenants. They are posted on the bulletin board and have been sent to all owners via email.

Our rules require that any change to our Covenants be approved by 2/3 of our owners. It requires a Yes vote of 93 owners. For this vote, we had 108 owners respond which is 75% of all owners. This is a great response from our owners. Rance thanked everyone for voting.

If you are not getting emails at least weekly, please let me know. We want to make sure our contact list is accurate.

- **Activities Director – Pam Kruse**

All upcoming socials are posted on the bulletin board and also emailed each week. We have a positive balance for the funds needed but will always welcome any donations and contributions. Always looking for new team members. Contact Pam if you can help. A sign in book is on the table at the pavilion for each activity.

Upcoming activities:

Labor Day – Aug 31

Pot Luck – Sept 21

Soup night – Oct 05

Ga Fl game night – 11-02

Christmas Party – 12-13

Bingo – every other Monday through Oct 7<sup>th</sup>.

Updates are sent via email, website and our park Facebook pages.

Suggestions for activities are always welcome.

## **UNFINISHED BUSINESS**

Karl added a project that will be completed as soon as possible:

- Replace the boards and make repairs on the dock on the lake.
- Karl recommended that we have the grass on the hill drain field mowed at least three times per year. We currently have it done twice. The cost is \$800.00 for each. We will have it done again as soon as possible and include the additional cutting in the budget for 2025.

## NEW BUSINESS – Open Discussion

- **Larry Vickers** – We should be vigilant about companies buying up lots for the purpose of turning them into rental properties. He is not opposed to any owner renting their lot, but they should be aware of the problems that could occur. We don't want our park to become a commercial park. He has had experience with rentals and what happens when a renter refuses to leave as scheduled. Larry asked who is responsible for confronting a renter when a covenant violation occurs? He mentioned squatters and how difficult it was to have them removed. It cost him a lot of time and money to get it resolved. He said our rental policy is very liberal and could we make it stronger?
- **Mike Wilson** added by explaining the park's process for handling renter issues. The board is responsible for enforcing our covenants and rental rules. If a renter violates a rule, the board will contact the owner directly. The board will not approach a renter directly unless it's an immediate issue. The board will contact the owner in writing to address the problem. If the violation is not corrected, the board can make the decision to fine the owner \$100.00 per day until the problem is resolved.

We have had two situations this summer that required board involvement. One resolved itself when the renters time was up and they were not allowed to stay. The other was when a renter violated three rules. The owner was contacted and immediately began addressing the problems. However, another violation occurred and the board asked the owner to have the renter removed from the park. The renter did not comply as requested and the board started the fine process of the owner. Because the owner was very active and was able to have the renter evicted, it could have been much worse. IF the renter had refused to leave, the fines to the owner would increase at \$100.00 per day. Georgia law does not allow for immediate removal. It could take up to 60 – 80 days to process an eviction. If that had happened, the owner would have been fined daily until the people left. Owners should vet their renters and be sure they are good for our park. Larry further explained that a recent park he stayed at required a driver's license check, and a background check. While we do not believe this is a proper step, each owner is responsible for the actions of their renter. We do have owners that rent regularly and are excellent in making sure their renters are acceptable and compatible to our park. The board only collects basic information on renters, such as type of RV, tow vehicle and length of stay. It's up to the owner to vet any renter.

- **Bill Purdy** asked about the lawn crew taking longer to mow and not being careful. Karl responded that there are only three men and normally would be four. He is working with the crew to ensure they do a good job.
- **Dave Keller** said the lawn crew missed an area in his yard. He asked the mower man to fix it. He did and the next week came to see David and asked if it was ok. Dave complimented them on follow up and making sure it's done correctly.

## **NEXT MEETING DATE**

- Our next meeting will be for our 2025 budget. We will announce the date when scheduled.

## **ADJOURNMENT**

- As there was no further business, Rance called for the meeting to be adjourned.
  - A motion made by Karl Hanscom
  - Seconded by Pam Kruse
- Meeting adjourned at 4:30pm