

Choestoe Falls RV Park HOA

BOARD OF DIRECTORS

Budget Meeting Minutes

Location: Choestoe Falls RV Park Pavilion

Date and Time: October 4, 2024 @ 3:30pm

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

ROLL CALL – Board members present: Rance Jackson, Jill Key, Mike Wilson, Russell Straley, Karl Hanscom, Pam Kruse.

The following owners were in attendance:

Larry Vickers, William & Dot Smith, Barbara Straley, Kim Hanscom, Sonny & Darlene Drum, Gina Rushing, Terry & Peggy McGee, Dorene Schildt, Paul Sisilli, Ed & Kathy Cole, Janet Kucera

APPROVAL OF PRIOR MINUTES – Mike announced that the minutes from the August 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.

Architectural Review – Russell Straley –Update on our sewer system repairs. 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 sewer tanks need to be pumped out. This is similar to how a home septic system is cleaned. The cost is \$0.42 per gallon. The estimate will be around \$8,400.00. This is a necessary step to prevent any damage to the drain filed and other piping. He will schedule this after the first of the year when there are less people in the park. The budget and reserve will cover this cost. Karl confirmed the need to periodically have the tanks pumped/cleaned out at least every ten years.

Russell has contacted the EMC power company and inquired about adding surge protection to our electric meters in the park. There are four meters and he suggested we add it to three. The pavilion, the dam sewer pump station and the pavilion sewer pump station. The cost is a flat \$175.00 for installing and \$6.00/month for each surge protector. It would protect the electrical devices from power surges when the power goes out and then is restored. Russell made a motion to have this added as soon as possible and to included in the 2025 budget. A second was made by Jill Key. The board vote was unanimous at 6 to 0. Russell will contact the power company to have them installed.

We are still waiting on Byer's plumbing to return to complete the sewer system repairs. They are waiting on parts and a replacement pump. Rusell will continue to monitor and ensure the repairs are completed as soon as possible.

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. We continue to monitor our water quality and a state rep tests it quarterly. Our financial reserve is for emergencies.

In addition, Russell stressed the need for owners to notify the board if they allow someone to park an RV on their lot. This is not as a rental, but as a favor to another owner. We need to know who is parking on lots as the concern is having someone just "move in" and we do not know who is on the lot.

Russell also re-stated the "two vehicle limit" per lot. Our covenants allow for two vehicles per lot. With the exception or temporary visitors, only two vehicles are permitted per lot.

- **Maintenance and Beatification – Karl Hanscom**

Karl outlined the projects that are planned for next year:

- Paint and repair the floor in the pavilion
- Repair the deck on the dam dock
- Repair the chimney at the pavilion
- Repair the booster pump enclosure on Main St on the road up the hill

- Replace the doors on the shed behind the dumpsters (These were made by Don Thompson)

Karl made a proposal to get an additional safety device that is used in the event of a person that is choking. It's called "LifeVac". It is available on Amazon and sells for under \$100.00. A motion was made by Karl to purchase one and put in the laundry room and available during all activities. A second was made by Dot Smith. The board voted and the motion was approved. Karl will order it.

- **Secretary – Mike Wilson**

A safety training class will be organized to demonstrate the use of the Defib unit and the LiveVac device. Also, a review of our emergency evacuation plan. This will be early in the spring sometime around our first social activity.

- **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. Pam would like to add more cabinets and countertop in the laundry room. Jill informed us that the activities committee had the funds to move forward with the purchase and installing what is needed. They will be purchased and installed as soon as possible.

A suggestion was made to add cushions to the picnic table benches. The cost was not known and after some discussion it was decided not to expend the funds and continue to use the existing chair cushions when needed. Also each person could bring their own if needed. Folding chairs were also discussed. The cost and storage would be a problem. It was concluded that the cost and maintenance would not be beneficial. No further action is needed.

Suggestions for activities are always welcome.

- **Proposals from Owners:**

Ed Cole made a presentation to add catfish to the lake. He has a quote from a supplier to provide live fish and deliver them. He recommended to buy 75 catfish for a quoted price of \$850.00. This would not only help keep the lake bottom clean but provide for additional fishing. Due to timing, it would most likely be after the first of the year before they could be delivered. Jill Key added that our 2024

budget had some extra funds that were not used from the re-surfacing of the roads. This could be used and no increase in the budget would be needed.

Ed made a motion to purchase the fish. It was seconded by Sonny Drum. The board voted to approve with a vote of 5 to 1. The motion was approved.

Ed will contact the supplier and make arrangements to purchase the fish.

- **Financial Report – Jill Key**

Jill presented the budget for 2025. Each line item was discussed and explained. A copy of the approved budget will be made available to all owners via email.

- Our dues will remain the same. \$600.00 per lot.
- NO special assessments needed.
- Each line item was discussed and explained.
- A motion to approve the budget as proposed was made by Russell.
- A second to the motion was made by Karl.
- A unanimous vote by the board members present approved the budget for 2025. (Rick Brawner was not present.)
- A copy of the budget will be sent to all owners via email.

A question from William Smith about our park status as a HOA. Are we a non-profit and therefore exempt from taxes? Jill explained that even though we are an HOA community, we are not tax exempt from interest we earn on our CD's. Last year was the first year we paid taxes and this will be ongoing each year we have interest earning investments. Jill has budgeted for this in the 2025 budget.

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