

Choestoe Falls RV Park HOA
BOARD OF DIRECTORS

Open Board Meeting

Location: Choestoe Falls RV Park Pavilion

Date and Time: May 15, 2026 @ 3:30pm

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

Welcome. No new owners present.

Six Board members were present. Karl Hanscom, Mike Wilson, Russell Straley, Rick Brawner, Pam Kruse and Debbie Schob. Jill Key was not present.

Owners present: Kim Hanscom, Warren Schob, William Charest, Sandy Weis, Corky & Jim Daniel, Phillip Beasley, Paul & Doreen Sissili, Tommy & Jill Mullinax, Stan Riva, Lewis & Ann Cloud, Pat Brawner, Susan Savage, Chris Delligatti, MaryAnn Drake, Barbara Straley.

APPROVAL OF PRIOR MINUTES – Mike presented that the minutes from the, October 25, 2025 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 Pam Kruse and seconded by Russell Straley. The minutes are final and filed as the official record of the meeting.

- **Financial Report– Jill Key** – Jill was not present. Karl asked if there were any questions on our financials. He stated that our April 2026 balance was \$96,394.50. There were no questions.
- **Secretarial** – Mike Wilson – We are trying not to send to many emails to our owners. Once a month the financials and owner’s directory will be sent.
- **Architectural Review – Russell Straley** – The fountain pump on the dam was replaced. Last year we had a lot of repairs but this year we are in good shape. We will be testing our water soon. This is done to ensure our water quality is good and no contaminates. Russell will have the report for our upcoming meeting.

- **Maintenance and Beatification** – Karl – MANY thanks to all the volunteers that step up to help, clean, paint, cut, weed eat, take the trailer and be available when needed to help keep our park “the BEST”.
 - A patch in the road at Choestoe Falls Cir and Natures Lane.
 - The lights on the utility trailer were repaired.
 - Trees around dumpster and bridge have been trimmed.
 - The attic in the laundry room was cleaned out and organized.
 - Pressure wash and paint the pavilion floor.
- **Upcoming Projects:**
 - Wash the white park fence.
 - A few small painting projects.
 - The grass on the hill will be cut before our annual meeting.
- **Website/lot sales – Rick Brawner** – We have 13 lots currently for sale. If anyone is interested in having your lot listed for sale on our webpage, send the information to Rick. If you are renting your lot, you must complete the form on the website BEFORE the renter arrives. We use this information to be sure we know who is on your lot and be sure they are approved. The form is also required for use by a family member. This lets us know who is in the park.
- **Activities Director – Pam Kruse** – Weekly updates on activities are sent out by email, posted on the bulletin board and Facebook. Our Facebook page is “Choestoe Falls RV Park Owners”. Owners can join by requesting a friend link. Also, Facebook is used for updates and announcements of events. If anyone wants to use the pavilion for a personal event, a sign-up sheet is on the bulletin board.
- **Director at Large – Debbie Schob** – No updates at this time
- **OLD BUSINESS** – Karl asked for all owner’s cooperation on the following items:
 - Clean up after your dog ! Including outside the park on Wolfstake Rd. And the creek bank on Wolfstake.
 - The trash trailer lights have been fixed and are working correctly. IF the trailer is full, DON’T put bags or limbs on top or on the ground. All leaves should be bagged and put in the rear of the trailer. Limbs and lumber to the front. NO HOUSEHOLD TRASH.
 - Dumpsters – Break down all boxes. Don’t put items inside the dumpster area. If you have something to donate, use our Facebook page to post or contact a board member.

- The utility shed behind the dumpsters has tools for use by our owners. IF you use a tool, please be sure it's clean when returned. Don't donate anything without checking with a board member.
- NO Paint is allowed in the dumpsters, dumpster enclosure or shed.
- Please do not put limbs or tree cuttings in the creek. They create a problem downstream for your neighbors and create a blockage.

- **NEW BUSINESS – Open Discussion**

None presented.

- **NEXT MEETING DATE** – Annual Home Owners Meeting – June 6, 2026

- **ADJOURNMENT**

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

A motion made by Russell Straley

Seconded by Rick Brawner

Meeting adjourned at 3:55 pm