

**Choestoe Falls RV Park HOA**

**BOARD OF DIRECTORS**

**Open Board Meeting**

**Date and Time:**     **May 22, 2024**        **2:30pm**

**Location:**     **Choestoe Falls RV Park Pavilion**

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**CALL TO ORDER** – Rance called the meeting to order at 2:30pm

Board members in attendance: Rance Jackson, Jill Key, Mike Wilson, Pam Kruse, Russell Straley, Karl Hanscom, Rick Brawner.

Owners in attendance: Kim Hanscom, Carol Wilson, Russ Marlow, David & Gina Rushing, Ed & Kathy Cole, Donna Hartman, David & Jane DeBois, Don Groover, Terry & Peggy McGee, Bob Weis, Shelly Ciavarella, Pat Brawner, William Smith.

Welcome new owners: Dave and Gina Rushing, Terry & Peggy McGee

**Minutes from previous meeting approved:** The minutes from the October 2023 meeting were offered for questions or comments. There were none. Mike asked for a motion to accept the minutes as presented. Russell made the motion and Pam seconded. The minutes were approved.

The purpose for this meeting was to review the current status of the park and discuss the upcoming HOA meeting on June 1.

**Director Reports:**

**Rance Jackson - President**

- Our owners have done a good job getting the weeds under control. The park is looking very good.
- We have a new lawnmower person. Rance will be with them on Thursday to observe and make sure they don't miss any areas and not damage the yards.
- If anyone needs quarters for the laundry, Rance has them. He will have them available.

**Jill Key – Treasurer**

- The monthly financial review will be presented at the annual meeting.
- We have two CD's earning about 5% interest. Both are in the amount of \$20,000.00.

**Mike Wilson - Secretary**

- There is a new Defibulator that is located in the laundry room. Any activities at the pavilion should leave the laundry room door open for access if needed. We are working on providing a training session on how to use it.
- The HOA meeting is set for June 1<sup>st</sup>. We are using email, mail and paper copies for anyone that would like to have a proxy in their absence. The paper copies are located in the pavilion by the entrance door. They must be returned by May 29<sup>th</sup>. NO proxies will be accepted the day of the meeting.

**Russell Straley – Artechtrual Director**

- The road work is under way. The cracks have been sealed. We are waiting on a few days of dry weather to complete the over spraying. It will require some restrictions on driving on it until it dries and cures. The common areas of the park may be used to park cars/trucks temporarily. Outside the white fence on Wolfstake Rd is also available.
- Russel proposed a change to the setback for decks on lots around the lake. Currently it is set at 30' from the deck to the bank of the lake. Due to the smaller size of some lots, he is recommending that change to 25'. This will be reviewed at the annual meeting. If approved, an amendment to the Covenants will be needed.
- We have had some water pressure problems recently. A new pressure regulator was installed. This should make the pressure consistent. We will continue to monitor the pressure.
- There was s suspected water system leak on Main Street recently. Byer's plumbing was called and they investigated. It was suspected to be a temporary wet weather spring. There was no leak found. The area will be re-graveled and restored soon by Greg Savage.
- The UV light in the plumbing room will be cleaned soon. This is the device that kills bacteria in our water. The unit has been installed for almost a year and it's time for a cleaning. Russell will take water samples for testing before and after the cleaning.
- If anyone would like to learn about how our water system works and is maintained, Russel will be glad to show/teach. Contact Russell and he will set it up.

### **Karl Hanscom – Maintenance Director**

- Several small projects have been completed so far this year.
  - 4x4 timbers installed around the dumpster enclosure
  - Cleaning and installing timbers around the bench at the entrance to the park. A new door roller was installed.
  - Pressure wash/cleaned the road at the top of the hill to remove all the green moss growth. This was needed before the roads are recoated.
  - The utility shed behind the dumpsters have been cleaned out and organized. Tools are available for owners use, but a reminder to make sure they are cleaned and put back in place.
  - A new 12-foot extension ladder has been purchased and is mounted on the back of the dumpster enclosure. We had budgeted \$300.00 for a new one. Karl found a used one at a pawn shop and was able to get it for \$100.00.
  - There is also a one piece 14' ladder inside the dumpster enclosure.
- UPCOMING projects for the summer:
  - Brush cutting on the drain field above Relaxed Lane. We will need several people to help. A date will be set soon.
  - Replacing landscape timbers with pressure treated 4x4's around the park common areas. They will last much longer than timbers and look much better.

### **Rick Brawner – Director at Large**

- Rick manages both the Choestoe Website and Renters forms processing.
- An update will be needed soon on the website. It will be down for a short time only.
- The renters are completing the proper forms and the process is working to register and monitor renters.
- Currently there are 5 lots for sale.
- Two new owners were recognized.

### **Pam Kruse – Activities Director**

- Thanks to all those who volunteer to help on the committee.
- Donations are always needed for the events.
- Name tags can be ordered for events. The information is on the bulletin board.
- Bingo will begin the first Monday in June.
- Weekly activities are posted on the Facebook pages.

- New cabinets will be installed in the laundry room soon. This will provide much more storage for supplies.
- For the HOA meeting, coffee and donuts will be provided starting at 9:00. A \$1.00 donation would be appreciated.
- Reminder of the potluck dinner on June 1. Entertainment will be provided by Rick and George.

#### **Unfinished (Old) business:**

- The resurfacing of the park roads has started. It will take several days to complete and the weather will impact how quickly. The crack filling has been completed and the spraying will be scheduled soon.
- Bob Weis asked about our emergency plan in the event of bad weather. Mike explained our process: (we will review this again at the HOA meeting)
  - IF a weather event is severe enough to call for an evacuation of the park, the alarm will be sounded by several people driving through the park blowing horns.
  - The location for evacuation is Choestoe Baptist Church in the old building basement.
  - Russell has a key and will unlock it to use if needed.

#### **New Business:**

- None was presented. A reminder of the upcoming HOA meeting and the Potluck dinner and entertainment by Rick and George.

**ADJOURNMENT** – There was no further business. A motion to adjourn was made by Russell, second by Karl. The meeting was adjourned at 3:20pm.