

REGULAR BOARD MEETING MINUTES

Date: June 14, 2025

Place: Leisure Time RV Park
514 N. Sawyer St.
Cascade, ID 83611

Time: 10:00am

Meeting Called to Order: 10:02am **By:** Paul Davis, President

Roll Call: Paul Davis, Fairn Foshay, Tracy Leinen, Mary Wilkinson, Shelly Heath

Quorum Established

Proof of Notice: This notice will be filed with meeting records.

Reminder: This is a Board Meeting conducted in the presence of LTRV owners but is not open to their participation. An open discussion period will be provided at the end of the meeting for any owner comments or questions.

Request for Previous Minutes Approvals: Mary Wilkinson, Secretary

Motion: Tracy Leinen 2nd: Shelly Heath

"I motion the Board approve the Board Minutes for May 10, 2025 as written & reviewed."

Discussion: None

Call for Vote: 4 Approve -0- No **Decision:** Unanimous

President's Report: Paul Davis

- 1. Mosquito spraying:** Spraying has started. Tuesdays & Fridays at 9:00pm.
- 2. Ponds:** Cascade Lake release finally increased allowing our ponds to gradually fill again. Pond water wheel is running and flow sufficient to continue the operation. Should the flow drop from the river the pump will require shut off.
- 3. Summer worker:** New hire was unable to continue. Mike Kuljis an owner & last years worker has agreed to help us out on the weekend schedule. Thanks Mike!

Treasurer's Report: Tracy Leinen, Treasurer

General Fund Checking	\$ 10,009.53
General Fund Reserve Account	\$ 325,081.38
Reserve Account	\$ 120,159.28
Debit Card Account	\$ 313.90
Activities Debit Card Account	\$ 1,393.71
Liens ---0---	
Outstanding Dues	\$ ---0---
Late Fees Due	\$ ---0---

Storage Lot Report

Total spaces	<u>93</u>
Spaces Available	<u>0</u>
Waiting List	<u>6</u>

Motion: Mary Wilkinson 2nd: Fairn Foshay

"I motion the Board approve the Financial Report as presented."

Discussion: None

Call for Vote: 4 Approve -0- No **Decision:** Unanimous

Activities Committee Report: Tracy Leinen

Sue Tatosian, committee chairperson was unable to attend.

1# Welcome Back BBQ will be on Saturday, June 21st. Sue needs people to sign list even if you are coming without a dish so she can buy enough food for everyone. 2# Yard Sale Saturday, August 2nd. Sign up to reserve a table. Call Sue 951-536-0427. #3 Card Games are every Tues & Thurs in the pavilion at 1:00pm. Poker is Tuesday night at 6:30pm.

Street Light Committee Resignation: Tracy Leinen

Dave Hagen, Street Light committee chairman, has resigned for health reasons. We will look for a new chairperson.

Motion: Tracy Leinen 2nd: Mary Wilkinson

"I motion the Board accept the resignation of Dave Hagen as the Chairman of the Street Light Committee."

Discussion: None

Call for Vote: 4 Approve --0-- No **Decision:** Unanimous

Unfinished Business

Road Grading/Dust Control/Zipty Fiber Updates: Tracy Leinen

Granite Construction was unable to give us a bid this year.

Olson Excavation quoted \$2,850 for grading & watering. Mag application would be 18ft wide on all roads except B-St & F-St. Application on those streets will be 24ft wide. The application will use 8,000 Gallons at \$2.05 per gallon. \$16,500.

Jett's Septic quoted \$6,568 for grading A-B-F- P & Sharon Streets. Gravel \$1,200, hauling \$600 and labor (18hrs) \$3600.

Zipty is installing fiber optics throughout the park. They are bringing service to all lots. That service, when completed will be able to provide internet and/or a DISH type connection. It is not automatic service. An owner will have to signup and pay for this service. They originally suggested they would complete laying in 20 days. That is extended due to a permit issue. When the conduit is laid we will then be able to proceed with road grading. Dust control application is subject to their final completion date. The Board was not notified in advance of this construction work.

New Business

City of Cascade Building Permits Update: Paul Davis & Shelly Heath

Paul has been working with the City of Cascade to hopefully reach some kind of agreement on setbacks. Zone R4, FEMA & National Fire Code are all being researched. The most strict will apply. Shelly advises that it has been difficult to work with the City. Owners must pick up a park permit from her (B37). It should be completed by the owner. Take it to the City and find out if their building permit is also required. If one is not required have the Building Inspector note on your park permit that "no city permit required" and have him sign. If their permit is required the owner must bring that approved permit paperwork along with the park permit form back to Shelly. She will then get the three (3) board signatures required and provide you a copy. When work is complete and has been finalized by the City your paperwork will go into the Lot file for any future reference that might be needed.

Temporary Tent/RV Permits: Shelly Heath

Shelly reminds owners that Temporary Tent/RV Permits are required. Fourteen (14) days maximum.

Owner Weed & Maintenance Notification: Mary Wilkinson

The first Weed & Maintenance Notification went out to all owners effective June 4, 2025. Those owners who continue to be in non-compliance on June 20, 2025 will receive a 2nd Notice. The first notice was sent to all owners since there were so many issues throughout the park. The notice indicated that an owner would not receive a 2nd notice if there are no issues on their property. Re-Inspections will take place and a 2nd notice will be sent to non-compliant owners.

Street Lights: Paul Davis

The City of Cascade is mandating that the park streetlights be replaced. It will be necessary to replace the lights purchased in 2021 as well as the shrouds purchased that the city later recommended. The City requires the new lights now for compliance with the Dark Sky Ordinance. The installation of the shrouds decreased the lighting 50%. The Board will get written approval of future lighting from the Building Inspector & the Mayor before making any purchase. We will attempt to sell the current lights once removed. Any City permit needed and installation & purchase quote will be on file.

Motion: Mary Wilkinson 2nd: Fairn Foshay

"I motion the Board approve the necessary funding for the City of Cascade required street light replacements with the needed funds to be drawn from the Reserve Account as this is a safety & security emergency expense."

Discussion: None

Call for Vote: 3 Approve --0-- No 1 Abstain (Tracy Leinen) **Decision:** Majority

Annual Meeting: Mary Wilkinson

The Annual Meeting & Election is Saturday, July 19th. The meeting Notice, Agenda, Nomination Form & Proxy Form have been provided to the owners. Registration & voting is from 9:00-10:00am. Owners or their proxy must be registered to vote. The meeting starts at 10:00am. Nominations to be a Board Member candidate must be received by July 4th. Owners may mail/email/or hand deliver it to a Board Member who must provide to Board Secretary ASAP.

If an owner completed Proxy Form is received by mail, or any Board Member or another owner designating them as the lot owners proxy it must be submitted to the Election Committee at the time of registration. Ballots will be issued according to verification. An owner & or their proxy are not both allowed to vote.

A "Meet The Candidates" get-together is typically held. At this time the number of candidates is unknown. Available dates are Friday July 11th or Saturday July 12th. Typically we have held it at 6:00pm. Does the Board want to designate one of these dates with a motion? Shelly Heath adds that the Saturday 12th date would be better for owner attendance.

Motion: Shelly Heath 2nd: Mary Wilkinson

"I motion the Meet the Candidates get-together be held July 12, 2025 at 6:00pm."

Discussion: None

Call for Vote: 4 Approve --0-- No **Decision:** Unanimous

Pond Maintenance Complaint: Paul Davis

The Board has received an email complaint about the maintenance of the pond area and that doing maintenance around the ponds is not environmentally right.

Open Board discussion: Spraying, cattail removal & natural insect habitat/population are important as is water view and general esthetics of this common area. The Board will research further.

Adjournment

Motion: Fairn Foshay 2nd: Mary Wilkinson

"I motion to adjourn."

Call for Vote: 4 Approve --0-- No **Decision:** Unanimous

Meeting Adjourned: 10:41am By: Paul Davis, President

Respectfully submitted by:

Mary Wilkinson, Secretary