

Leisure Time RV Park Subdivision Homeowners Association
P.O. Box 1510 Cascade, ID 83611
leisuretimervparkboard@gmail.com

ANNUAL MEETING & ELECTIONS

Date: July 19, 2025

Place: Leisure Time RV Park Pavilion

514 N. Sawyer St. Cascade, ID 83611

Time: 10:00am

PLEASE no talking during the meeting until you are called upon at the owner/proxy questions & comment section later in the agenda.

Also, a special thank you to the fire department for their swift action & containment of the trailer fire on W-St late June 21st.

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

This meeting was preceded by Owner/Proxy Registrations from 9:00-10:00am.

Registration is required for you to participate in the Meeting & Election in By-Law 3.4.

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

Excused Absence: Fairn Foshay

Proof of Notice: A proof of notice was given and will be filed with the meeting minutes.

Establish Quorum: 38 minimum lots are represented in person or by proxy.

The Annual Meeting has been called to order and establishes that the needed quorum is present.

Last Call for Ballot Submission: Please be sure you have deposited your ballot in the ballot box. Only one (1) vote per lot represented is allowed. A Proxy Form was provided to all owners. Proxies are allowed to vote per ByLaw 2.8. No one person shall have more than twenty (20) proxies. All votes cast must be one (1) vote, in person, per lot owned **or** one (1) vote per lot as represented by the owner's authorized proxy. The Election Committee has now closed registration and will be conducting the vote count. The results will be announced later in the meeting.

Request for Board Approval of Minutes: Mary Wilkinson, Secretary

Motion: Mary Wilkinson 2nd: Shelly Heath

"I motion the Board approve the Board Minutes of June 14, 2025 as written & reviewed by the Board".

Discussion: None

Call for Vote: 3 Approve -0- No **Decision:** Unanimous

President's Report---Issues, outcomes & future considerations

1. Progress Report on Backhoe:

The Board is still looking. Need the right one at the right price. Must be 4 Wheel Drive. If owners have tips, let us know.

2. Zipty Fiber Optics Progress Report & Road Maintenance/Dust Control:

This Zipty project was to initially be 3 weeks to 30 days. A St & B-St/completed. They have started C-St. and to D19. They have been asked several times about road condition. They have said they will not water the roads. Suggested they do dust abatement but cost brought an absolutely not reply. Suggested that Toby Olson do in increments and he is not in favor of that idea as it is not cost effective.

3. Street Lights:

Paul has contacted a subdivision contractor. LTRV & subdivision are considering purchasing needed street lights together to achieve a better price. Awaiting City clarification on requirement.

4. City Sewer:

The City of Cascade sewer system processes on average 300,000 of water/sewage daily. This winter it increased to 1,000,000 gallons daily. They advise all owners throughout the City who have exposed sewer drain connections that are not capped to please cap them. There will be a City fine imposed of \$165. Snow builds up over the opening and melts into the lines. Manhole covers can contribute to this issue as well.

5. Thank you Fairn Foshay:

Fairn's term expires July 31st. The Board would like to thank him for his service to the park the past two (2) years.

Treasurer's Report---Financial condition of the corporation: Tracy Leinen

General Fund Checking	\$ 22,523.13
General Fund Reserve Account	\$ 299,330.87
Reserve Account	\$ 120,188.91
Debit Card Account	\$ 364.77
Activities Debit Card Account	\$ 784.23

Liens: --0--

Outstanding Dues: \$ --0--

Late Fees Due: \$ --0--

Tracy advised new & old owners about funds collected via the Annual Dues. A Budget was approved for 2025. Normal expenses are projected with consideration given to rate increases. Other budgeted items might include needed

repair/replacement/maintenance issues. And a Reserve Account is funded for emergency health, safety & security issues. The last dues increase was 2024. Projected 2026 Expenses will determine if a dues increase is necessary for that year. Maximum increase would be \$66. Current balances of our accounts look good but owners must remember there remains another six(6) months in our budget year and potential unknown expense.

Storage Lot Report:

Total Spaces: 93

Spaces Available: --0--

Waiting List: 7

Tracy explains that several spaces are paid but not used. There are anxious other owners wanting a space. If you don't use your space this year you will be removed from list and have to reapply for a space for next year. There are 379 park lots in the park and only 93 storage spaces.

Also, Tracy advises that those with storage spaces are responsible for the weeds in there space area. If you don't clean your space, you will not have a space. And, remember, park property in the Storage Lot such as rock, sand & miscellaneous is not to be removed by owners.

Motion: Mary Wilkinson 2nd: Shelly Heath

"I motion the Financial Report be approved as presented".

Discussion: None

Call for Vote: 3 Approve --0-- No Decision: Unanimous

Q & A/Comments from Owners---2 minute maximum per owner

You must provide your name & lot number **before** speaking. Only owners or their Proxy may participate.

(Secretary notes that the following are highlights of conversations that were not always heard clearly.)

Paul Davis D14: Thank you to Cascade Fire Dept for the excellent job they recently did fighting a RV fire in the park.

Tracy Leinen C38: Be advised that dusty roads are being watered by owners. Water bill has tripled. Owners watering roads whose lot is in Subdivision #1 also have an irrigation water source on their lot. Use that water for watering roads please.

Sue Tatosian A12: Activities Chairperson. There will be an ice cream social today at 2:00pm. The August 2nd Yard Sale needs donated baked goods. Their sale helps raise funds for the committee events. August 16th is Hot August Nights where golf carts are in decoration competition. Starts 3:00pm. Followed by potluck & appetizers 4:00-6:00pm. Signup sheet is in clubhouse.

Kevin Park P10: When is decision made to have storage lots available? Response: Applications available after first of year.

Ron Brown F33 F35: Suggests the parks increased water bill be submitted to Ziply.

Rea Petersen C8: Her Ziply bill increased to \$91 when the new system not even hooked up yet. Her cost includes router rental. Wants to know where money goes. Letter to government needed. Tracy Leinen responded that park cost has increased \$25. Mary Wilkinson adds her bill increased to \$70 including router.

Joe Jepko A29: Inquires where fire hydrants are located. Advised map of park in laundromat indicates those locations. Asks about front end loader and is advised emergency reserve account should be sufficient to cover expense.

Lyn Ross W22: Gives shout out to caretaker performance. Proposes a park beautification committee be established. Which would include ephemeral ponds & natural elements. At some point in conservation owners were advised by the Board that they cannot get into the ponds. Review info for the Board. Lyn would like owner contact names/community directory to mail members info.

Tracy Leinen C38: Advises a permission slip might be added to Annual Dues Notice for those owners who might want their contact information provided to others.

Rea Petersen C8 suggests acquiring volunteers to help. Maybe use waders.

Christine Dolan W6: Says a charter is needed for a new committee. Also advises owner info is public but adds Tracy Leinen's idea is best. She also has a long rake available to use on ponds.

Darlene Larson B44: Suggests a facebook group for committee. Also advises she has had electrical issues on her lot since Zipli has been working her area. She has an appointment with Idaho Power this afternoon after today's meeting. (Additional info provided to the Board later in this day: Idaho Power inspected and found a corroded line. They corrected the problem. Lot owner wanted park owners to know it was not a Zipli problem!)

Chol Pak E22: Wants to know street light replacement cost to owners. Paul Davis advises that the HOA pays for this expense. Tracy Leinen requests he complete form information for her.

Tracy Leinen C38: Tracy advises there will be a park Fall rakeup again this year. Will probably be mid-late September. Should make for an easier cleanup for Stephen (caretaker).

Tracy adds that 8-10 lots experience water hydrant issues each year. Pipe deterioration of the many years old material is the usual culprit. It is advisable to do preventative care for your lot issue in the Fall when the water table is lower. Prep work should be done prior to requesting park water shut-off. Dig the needed whole & have repair materials ready. This does not apply to irrigation faucets on some properties.

Kathy Alden D21: Frost-free faucet leaks are fixable. Board advises that Ron Brown has the part number needed for this problem.

Paul Davis D14: Paul explains that spinning water running through pipes causes the deterioration. Also advises that NO owners allowed in the ponds. No waders.

Bob McGee D40 D42: He had a hydrant problem. Readied his lot. Quotes varied. Advises you check around.

Lisa Voiselle O1: Brings up mosquito spraying Tuesdays & Fridays

Lyn Ross W22: Questions Friday night spray time because of company visiting.

Tracy Leinen C38: Explains spraying days changed to accommodate caretaker schedule.

Lyn Ross W22: Wants to know if volunteers can be certified to do the spraying.

She was advised employee only. Tracy adds that spraying/fogging is not a requirement. The HOA provides to make the park more enjoyable.

Clay Bright B7: He had hydrant issue. Two brass fittings & iron elbow at problem location. When two different metals meet the weaker metal will wear. The water table was very high. His cost was \$120 for the hydrant and \$3700 for other work required. Clay says not a matter of if you will have a problem but when.

Kevin Park P10: Inquires about location of shut off valve. He is advised it is below ground level, usually 5-6 ft.

Paul Davis D14: Mentions his past mosquito fog experience as a kid. Gets a laugh. Suggests owners wait a bit before returning outside.

Marv Preslar E39: Inquires if fountains in ponds would be helpful with mosquito issue.

Mary Wilkinson F57: Advises any owner who placed a fountain in pond did so without permission. Electric cords provide a problem for mowing. Someone added that they make solar models.

Election Results: Paul Davis

There is only one(1) Board opening this year. It is a three (3) year term. It is effective Aug. 1st.

The winner of the election is: Susie Duncan with 89 votes. Elmer Fudd received -0- write-in vote. She is advised she must attend Aug. 1st (subject to change) Board Meeting where officers will be appointed by the Board. It is a brief meeting for signing necessary documents only.

Board Comments:

Shelly Heath: Permits---submit all necessary paperwork early. Park permit requires 3 Board Member signatures before any work starts. The City says they do not require a permit for painting or fences. Always acquire & complete a park permit application! Then take it to City. You will be advised by them if you require their permit as well. You must return their completed & approved application to us or with their indication & signature on the park permit that you do not need a City permit. The park will review. Three Board Member signatures are required. Be patient. Not all Board Members are always in the park. You must not start your project until the 3 signature permit is in hand.

Tracy: Laundromat Inquiry from Owner

Reminder that your inquiries should be sent to the Board Email account. The Board does not respond to Facebook posts.

Machines occasionally breakdown. Please do not use bent quarters. Thompson's has been very good at walking us through repairs. Joni has been doing a very good job with the laundromat cleaning. We thank her for that. We have been questioned on what happens to the money and why we charge for laundry machine use. The money is counted with 2-3 Board Members present. It is then deposited into the park bank account. Users are charged as machines periodically need replacing. The last one was \$2500-\$3000.

Mary Wilkinson: Rules

Please remember that your vehicles must be parked within your lot boundaries!

No fires!

Stop sign means stop!

Speed limit 10mph!

Dogs must be on a leash!

Paul Davis: Weed 2nd Notice List

Paul reads Lot numbers whose owners will receive a 2nd notice regarding weed/maintenance issues on their lot(s) unless issue is corrected. A product called Casaron (pre-emergence) works well if applied in the fall. Bevin Ercanbrack D12 might be able to help you. Shelly Heath adds that she hopes owners can take pride in their property. They have been given extra time. If you can't do the work yourself please hire someone!

Is there a motion to Adjourn?

Motion: Tracy Leinen 2nd: Shelly Heath

"I motion the meeting be adjourned".

**All those in favor say aye Opposed say nay. The "ayes" have it.
Meeting adjourned**