

REGULAR BOARD MEETING MINUTES

Date: September 06, 2025

Place: Leisure Time RV Park

514 N. Sawyer St.

Cascade, ID 83611

Time: 10:00am

Meeting Called to Order: 10:00 am **By:** Paul Davis, President

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

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: Susie Duncan

Motion: Tracy Leinen 2nd: Susie Duncan

I motion the Board approve the Board Minutes for August 9, 2025 as written & reviewed."

Discussion: None

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

President's Report: Paul Davis (Paul asked for Tracy Leinen input on the items below)

1. Mosquito Spraying:

Will continue spraying a little longer. A new pump and fogger have been purchased and will start using it next year.

2. Roads: Tracy Leinen Update

Tracy reported that Olson Excavating will be doing grading in park next week.

3. Dust Abatement: Tracy Leinen Update

Tracy reports we will not have dust abatement application this year. We will hold off since it is too late in year due to the Ziply construction work. We will plan for next year but it may be more costly.

4. Streetlights: Paul Davis

We are working with Cody Draper on the street lights. Some streets are too dark and people feel unsafe.

5. Neighborhood Watch: Paul Davis

Chol (Joel) Pak D-22 has inquired about looking into starting a Neighborhood Watch group. He advised that we have reportedly had several vehicles broken into recently.

Shelly Heath stated that if you see something wrong, say something then. Don't wait to tell the Board.

Treasurer's Report: Tracy Leinen

General Fund Checking	\$ 35,499.16
General Fund Reserve Account	\$ 270,184.76
Reserve Account	\$ 120,250.17
Debit Card Account	\$ 432.06
Activities Debit Card Account	\$ 692.52

Liens -0-

Outstanding Dues \$ -0-

Late Fees Due \$ -0-

Storage Lot Report

Total spaces	93
Spaces Available	-0-
Waiting List	10

Motion: Mary Wilkinson 2nd: Shelly Heath

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

Discussion: None

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

Committee Reports

Activities Committee: Sue Tatosian

Pancake breakfast did well this morning. There will be a game night on Sept. 11. Bring your favorite game and snacks. The plan is to rotate games every 45 min to 1 hr.

Farewell dinner on Sept. 20th – Spaghetti and meatballs will be provided and a sign-up sheet in clubhouse for side dishes.

All appliances, grill, griddle and chairs at the front of Pavilion now have their own covers, which makes the area much cleaner.

There was a party held in Pavilion last week and the organizers were very pleased with how everything was nice and clean. They even donated their deposit back to the Activities Committee.

Unfinished Business

Beautification Committee Consideration: Board Discussion

Mary Wilkinson reported:

Lyn Ross, proposed committee chairperson, submitted an original charter proposal for the proposed Beautification Committee, then submitted a 2nd proposal that included cleaning up the Ponds. A new Charter proposal, from the Board written up by Mary Wilkinson, was submitted to take the place of the 2nd submitted proposal. Tracy Leinen asked Lyn for comments.

Lyn Ross stated that she has contacted other outside agencies as to what regulations there might be concerning the ponds. They are overgrown and smelly. Wants to keep them natural for the wildlife.

The ultimate goal of this committee should be to keep existing park entrance, flowerbeds and common areas looking nice.

Mary Wilkinson read the new Board Charter proposal that specifically included that anytime any work proposed by the committee for/at/on/within the Wetlands & Wetland Riparian Areas (ponds) would need to be approved by the Board. The liability falls back on the park. Added Board discussion: Pond maintenance is the responsibility of the Caretaker and the Board. If any work is necessary and help is needed – the Board can ask for help from this committee.

Motion: Mary Wilkinson 2nd: Susie Duncan

“I motion the Board approve the Beautification Committee Charter as written and then reviewed by the Board, replacing the two (2) charter drafts previously submitted for consideration and present a copy of it to the proposed committee who upon returning the signed document to the Board will establish the committee.”

Discussion: None

Call for Vote: 3 Approve -0- No 1 Abstain (Shelly Heath) **Decision:** Majority Approved

New Business

Library Door: Board Discussion

We will be putting the removal and/or replacement of the library door discussion until the next meeting.

Board Comments

Susie Duncan – The door between the pool house and club house is being propped open for people to come in to use the pool area. This is not allowed. Propose getting a sign made for door that states – Do Not Prop Open. This is an emergency exit and door should not be blocked as well.

Tracy Leinen:

Storage Lot. Need to keep your space free of weeds, clean and used. Spaces that are not being used at least 6 months out of the year will not be renewed for the next year. We have other owners that would like to have a space.

Recently 27 lots have sold and we have 299 lot owners

Lift Station: Was clogged again. The Caretaker went down and cleaned out. Grease and feminine products were clogging it up. Need to reiterate to park residents that only toilet paper and body waste go in toilets.

Dumpsters: With summer winding down, extra dumpsters will be going away. Only household trash is to be dumped. Do not put your old desks, toilets, chairs etc. in the dumpsters. You need to haul to the dump yourself.

Fall Cleanup: October 11. Board meeting same day and agreed upon to start meeting at 9am.

Thank You:

Gary and Kathy Leahy cleaned the Caretaker home and got it ready for the new Caretaker and his family.

Ron Brown – Thanks for putting lights on the Caretaker/park golf cart and for his vast knowledge of the Park that he provides to us.

Sandy and Nando Garza and Bob Whitley – Thank you for helping with the take down and cleanup of trees in the park.

Adjournment

Motion: Shelly Heath 2nd: Tracy Leinen

“ I motion the Board to adjourn meeting.”

Call for Vote: 4 Approve Decision: Unanimous

Meeting Adjourned: 11:02 By: Paul Davis, President

Respectfully submitted by:

Susie Duncan, Secretary