

REGULAR BOARD MEETING MINUTES

Date: October 11, 2025

Place: Leisure Time RV Park

514 N. Sawyer St.

Cascade, ID 83611

Time: 9:00am

Meeting Called to Order: 9:03 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.

Is there a motion to approve previous minutes?

Motion: Susie Duncan 2nd: Shelly Heath

"I motion the Board approve the Board Minutes for Sept. 6, 2025 & Sept. 20, 2025 as written & reviewed."

Discussion: None

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

President's Report: Paul Davis

Road grading update will be given by Tracy Leinen.

Treasurer's Report: Tracy Leinen

General Fund Checking	\$ 51,775.94
General Fund Reserve Account	\$ 269,198.21
Reserve Account	\$ 87,419.82
Debit Card Account	\$ 490.39
Activities Debit Card Account	\$ 889.08

Liens None
Outstanding Dues \$ -0-
Late Fees Due \$ -0-

Storage Lot Report

Total spaces 93
Spaces Available -0-
Waiting List 9

Motion: Mary Wilkinson 2nd: Shelly Heath

Sample: "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: Tracy Leinen/liaison

Rake Up Park is today- any help is much appreciated. Food provided will be hot dogs, chips and water.

Sue Tatosian has done an outstanding job this past year. Great job to her and her committee members. Lots of activities planned for next year.

Unfinished Business

Backhoe Update: Tracy Leinen

The board has been looking for a new-used backhoe since last year. One was found - Paul Davis went and looked at and deemed it to be worth purchasing. Cost of this was \$32,680.00. It is smaller than our old backhoe and therefore the bucket is smaller. For snow removal – will need to have more dumping areas. Some lots that were used in the past are no longer available due to lots being sold. Will take Caretaker David around to show where snow can be dumped.

Caretakers UTV : Tracy Leinen

Advised that the UTV has been repaired again, but is not where it should be- working wise. Really need to purchase another one for the park. Since the backhoe was purchased below what was budgeted, we could use money saved there to purchase. Permission was given to Tracy Leinen by other Board members to look for UTV under \$10K.

Motion: Mary Wilkinson 2nd : Tracy Leinen

"I make the motion that the Board look to find a new UTV."

Discussion: None

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

Any Guidance for Flowerbeds Maintenance? : Paul Davis

Flowerbeds just need to be weeded and some perennial plants. Mary Wilkinson added that the Beautification Committee Chairperson – Lynn Ross withdrew their application.

Tracy Leinen stated that they would work under the Activities Committee. Any funds raised would be deposited into that account with a specific line item noting that money is for flowers and such. Tracy Leinen does have money to deposit into the Activities account but needs clarification from Sue Tatosian. Shelly Heath praised Lyn Ross for her willingness to help and to go by her place to see how she has incorporated native flowers and plants on her lot.

New Business

Annual Sewer Line Blowout: Board Discussion

Tracy Leinen - Alpha came in and blew out irrigation lines and turned off pump.

Tracy Leinen also advised that the lines will have water ran thru them to clean out.

Part-time Paid Groundskeeper for 2026: Board Discussion

Mary Wilkinson suggested that we get someone to help with outside labor next summer. She can with two (2) of the candidates that were interviewed for the caretaker position. One (1) was working at Alpha and maybe interested. No high school aged person.

Shelly Heath stated we need to have an Ad with the job description too be posted.

Board Comments

Tracy Leinen advised that since the roads were graded, B Street has become a freeway. People are exceeding the 10mph speed limit which in turn is starting to tear up the road. Another reminder should be sent out to residents of park.

Tracy Leinen advised that she has had several complaints of dogs not on leashes and jumping fences. Someone's dog jumped their fence and scared a resident that was walking her dog. All dogs need to be under the owners control and on leashes, even when in their own yard.

Tracy Leinen advised that "No Wood/Lumber" is to be place in the brush dumpster or our regular household trash bins from now on. One resident found partical board and other painted wood in the brush dumpster. We can be fined by the bin collector \$102.00 per ton for violation. The signs will be changed to reflect the new rules.

It was also advised that only household items are to go into trash bins. That means food items and house trash. No chairs, bbq's, wood of any kind, just to name a few items. This is common sense, but we still have issues. Mary Wilkinson suggested that maybe with more people in the park fulltime, more renters and Air BNB, that we should get another bin.

Tracy Leinen advised that she received a complaint (via email) from a resident, Carla Fewkes, that some communications are not getting to those residents that don't come to meetings. Tracy reached out to Carla and she was asked if she would like to be a part of the committee. The Board will try to improve the communication between the Board and residents after meetings are held. The board will discuss further how to move forward.

Storage Lot: Tracy Leinen

Tracy Leinen advised that there is a waiting list and residents are frustrated when they see spaces not being used. There are many spaces that are not being used at all. Any trailer, vehicle, camper, ATV or any thing else that needs to be registered – need to have current registration. If there is not current registration – need to be removed.

Tracy Leinen suggested that a change to the current application form be – one (1) person one (1) space (no matter how many Lots you might own in park). Current registration and in the name of the space holder only. This eliminates someone having a space and letting others use it instead of them. With these changes – maybe some spots will open up.

Motion: Mary Wilkinson 2nd: Shelly Heath

“I ask the Board to approve the updated changes and definition of the use of the storage space on the 2026 application and going forward.”

Discussion: None

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

Adjournment

Is there a motion to adjourn?

Motion: Tracy Leinen 2nd: Shelly Heath

“I make motion to adjourn meeting.”

Call for Vote: 4 Approve Decision: Unanimous

Meeting Adjourned: 10:16am By: Paul Davis, President

Respectfully submitted by:

Susie Duncan, Secretary