

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

ANNUAL MEETING & ELECTIONS

Date: July 11, 2026

Place: Leisure Time RV Park Pavilion

514 N. Sawyer St. Cascade, ID 83611

Time: 10:00am

Meeting Called to Order: 10:02 am 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, Shelly Heath, Tracy Leinen, Susie Duncan, Mary Wilkinson

Proof of Notice: 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 quorum needed 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. 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: Susie Duncan, Secretary

Motion: Susie Duncan 2nd: Mary Wilkinson

"I motion the Board approve the Board Minutes of June 13, 2026, as written & reviewed by the Board".

Discussion: None

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

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

- Water Wheel – It had been off due to a bearing rod being out but it is now back on.
- Good to see a lot of you turn out for the annual meeting.

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

General Fund Checking	\$	45,351.69
General Fund Reserve Account	\$	300,212.59
Reserve Account	\$	137,165.70
Debit Card Account	\$	145.69
Activities Debit Card Account	\$	681.83

Liens: -0-

Outstanding Dues: \$ -0-

Late Fees Due: \$ -0-

Storage Lot Report

Total Spaces: 95

Spaces Available: -0-

Waiting List: None

Motion: Shelly Heath 2nd: Susie Duncan

“ I motion the Financial Report be approved as presented this date”.

Discussion: None

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

Activities Committee - Sue Tatosian

* Western BBQ held in June - Big success 62 people signed up

* Ice Cream Social - Served over 100. Had a 50/50 drawing and Sally Brown won, \$47.00.

Also received \$77.00 in donations

* Upcoming events –

Aug 1st – Annual yard Sale \$5 for inside table and \$10 for outside

Aug 15- 3 Annual Cart Decorating contest and appetizer potluck 4-6pm – No Theme

Sept 12 – Pancake breakfast (**has since been changed to Sept. 5th**)

Sept 26 – Farewell to Summer

Backhoe Bucket Sale – Tracy Leinen

Discussion - We have the old backhoe bucket that we would like to sell. We need the owners to vote on this. **We need to have 127 lot owners present in order to vote.**

We went person to person of those in attendance of meeting to obtain how many lots they have and if they were holding any proxies. At final count, we only had 96 total lots represented. Therefore, this was not discussed further.

A special meeting will be looked into.

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

You must provide your name & lot number before speaking.

- **Lynn Ross – W22** - Please see her to get you park owner directory
- **Marilyn Jepko – A-29** – Asking about the storage lots not being used if these people will continue to get space?

Tracy Leinen - Advised that emails have been sent out to those space users and that they will need to use it or they will lose it. She also advised that notices were sent out to those whose storage spaces needed to be weed free and cleaned up. You can also put your own lines down just do correctly. Thank you to those that keep theirs clean.

- **Marilyn Jepko – A-29** – Wanted to thank those around the ponds that have fountains. Would Board consider putting in fountains in the ponds.
- **Lynn Ross – W22** - Special Meeting - Does the % drop with each special meeting held? What is the time frame between each meeting?

- **Joe Roundtree – F17** - Are we still having issues with the sewers? Saw pump truck in the park and are we paying each time they pump out?

Tracy Leinen- We do have 1 pump out on P Street – getting taken care of. We do pay for them to pump out when needed and the truck you saw in park was just visiting their in-laws - not here for us.

- **Debra Gonzalez – Q2** - Culvert that was dug across from our place – status?

Tracy Leinen - We received 1 bid from Granite – was generic and not a cost breakdown or what pipe they would put in. Once work actually starts - pipe will be laid, hole filled in and that should help disburse water to pond from that area.

Debra Gonzalez – with the dirt up against that fence – will it deteriorate the fence?

Tracy Leinen – Owner of fence has been spoken to and we are ok.

- **Jerry Finkbeiner - O7** – With the financials – Is there a list as far as improvements or enhancements?

Tracy Leinen – No list specific list but we do fix things when needed.

It may look like we have lots of money in bank, but we are only ½ way thru the year and still have outstanding bills.

- City water and sewer is going up. This means an increase to the park. The Park gets the monthly bill now of roughly \$3000 - \$3500. The city could treat each lot individually with potential meters being added to lots. There are many unknowns as to how to treat us or any of the other campgrounds/Parks. Right now, how this will look is unknown. This is not the arrangement we have with the city for our billing. The Board will contact our attorney to see what we can do, if anything.
- **Tracy Leinen** - With this discussion of water increase - Potentially having to increase yearly dues was brought up. Dues can only be raised a maximum of 10%. If that were the case, then dues would go to \$726 per year.
- **Teresa Young – A-27** – Does FEMA still have the rule homeowners have to take out their campers during certain time frames? Also does the park still enforce the no older than 10 yrs old rule?

Tracy Leinen - Don't think anyone enforces that specific in and out rule. The Park does monitor RV's in the park on how old they are. If you suspect an RV is older than 10 yrs – call a board member.

All lot owners bringing in an RV, trailer, camper for the 1st time need to register it with the Board, so that we have it in your file. This way you can bring it in and out and you are grandfathered in.

- **John Lechmanik -W2 – Concerning Water Issue** - If they are billing us individually – why can't you stop service for winter (if you leave).
- **Lisa Voiselle – O1** – Does water rate/bill go down during winter months?

Tracy Leinen - No stays the same

- **Teresa Young – A-27** - If no irrigation water – you are using city water to water your lawns and the number of gallons you use is a lot.
- **Sandy Garza – E-18** – Eye sore lots
Tracy Leinen – Letters were sent out to a few lots for cleanup and weeds

- **Teresa Young – A-27** – Is mosquito spraying being done?
Tracy Leinen - Not at this time due to fogger needing parts

- **Carol Johnson L-02/04** – L Street Common area needs cleaned up.

- **Gary Leahy – P-17** – Will dust abatement be done again?
Tracy Leinen - No, cost is around \$15,000.00 for whole park. A few on D Street got together on their own and paid to have a stretch done. Was about \$400.
- **Lynn Ross – W-22** - They had some rock brought in. Has park thought about purchasing a water truck?
Tracy Leinen – No

Election Results: Paul Davis, President

There are two (2) Board opening(s) this year. Term length(s) are three (3) years.
Effective Aug. 1st, 2026.

The winner(s) of the election is/are: Paul Davis and Ted Becker. Both received 93 votes each. No write ins. You must attend Aug. 1st (Saturday) Board Meeting where officers will be appointed by the Board. It is a brief meeting for signing necessary documents only.

Board Comments:

****Lot Appearances – Painting/Staining of Fences and Weeds – Paul Davis**

There are quite a few lots that need some upkeep – painting or staining of fences, trash debris disposed of and decks concrete repairs. Weed notices went out as well.

Is there a motion to Adjourn: Paul Davis

Motion: Susie Duncan 2nd Mary Wilkinson

“I motion the meeting be adjourned”.

All those in favor -4- Opposed -0- Unanimous
Meeting adjourned at 11:05am

Respectively Submitted,
Susie Duncan, Secretary