REGULAR BOARD MEETING MINUTES

Date: August 15, 2026
Place: Leisure Time RV Park Pavilion
514 N. Sawyer St.
Cascade, ID 83611
Time: 10:00am

Meeting Called to Order: 9:59 am **By:** Paul Davis, President

Roll Call: Paul Davis, Tracy Leinen, Susie Duncan, Shelly Heath, Ted Becker

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 Approval

Motion: Tracy Leinen 2nd: Susie Duncan

"I motion the Board approve the Annual Meeting Minutes of July 11, 2026 & the Board Meeting Minutes of July 26, 2026 as written & reviewed."

Discussion: None
Call for Vote: 4 Approve -0- No **Decision:** Unanimous

President's Report: Paul Davis

1. **Board of Director Officers were appointed by the Board Members effective Aug. 1, 2026.**
   President: Paul Davis
   Vice President: Shelly Heath
   Treasurer: Tracy Leinen
   Secretary: Susie Duncan
   Director: Ted Becker (new member)

2. **Paul welcomes Ted to the Board. He will have a three (3) year term.**

<u>Treasurer's Report:</u> Tracy Leinen

General Fund Checking	$	31,095.20
General Fund Reserve Account	$	299,840.02
Reserve Account	$	137,200.65
Debit Card Account	$	586.36
Activities Debit Card Account	$	1,242.06

Liens -0-
Outstanding Dues $ -0-
Late Fees Due $ -0-

<u>Storage Lot Report</u>

Total spaces 95
Spaces Available -0-
Waiting List 1

Storage Lot – We are limited spaces according to size of need. There is a list of people that would like a middle space. These do not open often. Spaces need to be being used or will be used by end of year. If not using your space – you will not be given it back the next year. This is monitored regularly.

Is there a motion to accept the Treasures Report?

Motion: Shelly Heath 2nd: Susie Duncan
"I motion the Board approve the Financial Report as presented."

Discussion: None
Call for Vote: 4 Approve -0- No **Decision:** Unanimous

<u>Activities Committee Report:</u> Sue Tatosian

Thank you to yard sale participants. $1,033.00 total was made for all areas – food, bakery items, donations to sell, table sales and donations. After expenses we made $869.00

Cart and ATV Decoration Contest/Appetizers potluck 8-15-2026 3-6pm – Some nice prizes for winners will be given out.

End of year dinner is being planned. More to follow.

Activities Committee continued:

Activities Shed for pavilion – would like to set up. 6X8 in corner by door. Area is marked off with tape and is much needed. Would board approve this?

Tracy - Would Activities Committee donate current plastic cabinet to Board for use at the Caretakers' home to house park items in the garage.

Sue Tatosian - Yes

Motion: Tracy Leinen 2nd: Shelly Heath
"I make the motion that the Board approve placing a 6x8 shed in corner of pavilion for use by Activities Committee."

Discussion: None
Call for vote: 4 Approve -0- No -0- Abstain Decision: Unanimous

Unfinished Business - None

New Business

Re-affirm/Disband/Create Committees: Open to Board

Activities Committee

Is there a motion to re-affirm or disband the Activities Committee?

Motion: Tracy Leinen 2nd: Ted Becker
"I motion the Board of Directors re-affirm the Activities Committee with Sue Tatosian as chairperson."
Discussion: Sue Tatosian, do you accept the chairperson's position? Yes
Call for Vote: 4 **Approve** -0- **No** **Decision: Unanimous**

Architectural Committee:

Is there a motion to re-affirm or disband the Architectural Committee?

Motion: Tracy Leinen 2nd: Susie Duncan
"I motion the Board of Directors re-affirm the Architectural Committee, comprised of the five (5) Board of Directors with Shelly Heath (B37) handling the Pre-Approval Permits and presenting those permits to the Board for approval or denial."

Discussion: None
Call for Vote: 4 Approval -0- No **Decision:** Unanimous

Is there a motion to re-affirm or disband the Budget Committee?

Motion: Shelly Heath 2nd: Ted Becker
"I motion the Board of Directors re-affirm the Budget Committee, compromised of the five (5) Board Members, with Paul Davis & Tracy Leinen presenting a budget draft to the Board for their review, editing and approval."

Discussion: None
Call for Vote: 4 Approve -0- No **Decision:** Unanimous

Communications Committee

Is there a motion to re-affirm or disband the Communications Committee?

Motion: Tracy Leinen 2nd: Shelly Heath
"I motion the Board of Directors re-affirm the Communications Committee with "J" Clouss as chairperson."

Discussion: "J" Clouss do you accept the chairperson position? Yes
Call for Vote: 4 Approve -0- **No** **Decision: Unanimous**

Human Resource Committee

Is there a motion to re-affirm or disband the Human Resource Committee?

Motion: Ted Becker 2nd: Susie Duncan

"I motion the Board approve the Human Resource Committee which consists of the five (5) Board Members."
Discussion: None
Call for Vote: 4 **Approve** -0- No **Decision: Unanimous**

2027 Board Meeting Schedule: Susie Duncan

Susie Duncan provided the Proposed 2027 meeting schedule has been presented to the Board Members for review. If any changes are necessary, please get back to Susie Duncan before the Sept. 12th, 2026, meeting as approval will be requested at that time. Board members understand changes may be needed in the future, so the dates are subject to change but the suggested dates are roughly 30 days apart. Changing one date might impact others.

<u>Board Comments</u> (Additional business)

HR Committee: Tracy Leinen

Committee met and evaluation completed for Caretaker – Steece for period Aug 2025 thru Aug 2026. Evaluation presented to employee. I recommend a monthly increase of $100.00.

<u>Is there a Motion?</u>

Motion: Tracy Leinen 2nd: Susie Duncan
"I motion the Board approve a monthly cost of living increase of $100.00 to Caretaker's salary?"

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

Tracy Leinen - Lot F-34 Trailer
There is trailer that is over 10 yrs old (2015) on lot. Owner of lot was advised of situation as well as renter. Per our CC&R's, nothing over 10 yrs old. When you bring a trailer into park – needs to be registered with the Board for a specific lot in order for it to be grandfathered in. Said trailer cannot move to a different lot – needs to stay on original lot when 1st brought into park. Said renter will not be back next year and would be out by Oct 1st, 2026. This trailer has been on 3 different lots. This is a very unfortunate situation. Board has upheld this CC&R in past, and others have had to comply. If you do for one you are setting a president for other to also ask for grace.

Shelly Heath – Lot owners need to be diligent when renting out lots to make sure what is coming in follows our CC&R's.

Tracy Leinen - I have been approached by others with older trailers that we have had to say "no" too. Once again unfortunate situation.

Susie Duncan - Note from Lynn Ross on Library Organization

A group of owners would like to reorganize the library to make it mor functional. Many in the community use it while doing laundry. Reading, doing puzzles, or just relaxing. Our plan includes switching 5 shelves: the Western bookcase, the 2 small bookcases, and the 2 tall shallow shelved bookcases. Also includes removing broken VCR players, puzzles missing pieces, and damaged books. Hope to have accomplished by end of month as many leave for the season in September.

Tracy Leinen – No issues with cleaning up this space.

Ted Becker- Has had owners concerned with the possibility of losing ½ the library for a Board office. People use this space and don't want to see it smaller.

Library Organization continued –

Motion: Shelly Heath 2nd: Susie Duncan

"I motion we allow the Activities Committee to rearrange, dispose of duplicate books, non- working items – VCR's, puzzles, with the knowledge that possibility ½ may be used for office space in the future."

Discussion: None
Call for Vote: 4 Approve -0- None -0- Abstain Decision: Unanimous

Tracy Leinen – City Water Update

3 lot owners – Tracy Leinen, Shelly Heath and Susie Duncan – met with Atlas Strategic Communications, who is doing a community survey. Tracy gave them LTRV background, our setup and the fact that we are owners of small lots. We have 3 meters within the park and are paying approximately $3000 to $3500 per month already for water. Any significant increase – if per lot – would greatly impact our community. Any questions that were posed to them – potential dollar amount increase, when would this take affect or meters on lots, just a few asked, were advised that they do not have any answers to these or any other questions. They were just hired to get community input from anyone that wanted to voice concerns. Atlas spokesperson – stated that we could give anyone within LTRV Park her number and email who wanted to give input. We strongly suggest that owners contact them and express concern. We were only 3 owners and others really needed to reach out to them.

Tracey Leinen also mentioned that she met with the Mayor as well. Expressed her concerns regarding the impact this would have to the park. The City is speaking with other communities and has also hired a group that is doing a Rate Analysis. Nothing is happening until these are completed and reviewed. Not sure on time frame.

All information that was discussed in these 2 meetings were communicated to owners. All owners were encouraged to call Atlas and the Mayor with concerns.

Adjournment---Is there a motion to adjourn?

Motion: Shelly Heath 2nd: Ted Becker
"I make the motion to adjourn meeting."
Call for Vote: 4 Approve **Decision**: Unanimous

Meeting Adjourned: 10:53 am By: Paul Davis, President

Respectfully submitted by:

Susie Duncan, Secretary