

**CHOESTOE FALLS RV PARK HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING – JUNE 2, 2018**

**Registration – 9:00 AM to 10:00 AM**

Sign in and Name Tags. Proxies hand delivered.

**Call to Order**

Dan Bochenski, President called the Choestoe Falls RV Park Annual 2018 HOA Meeting to order at 10:01 a.m.

**Establishment of Quorum** - Shelly Ciavarella, Secretary

The 73 lots needed for a 50% plus 1 quorum was met. There were 80 lots represented by attendees and proxies.

**Introduction of Board Members**

By Dan Bochenski, President

- Judy Crim, Vice President & Pavilion/Social Committee Director
- Jill Key, Treasurer
- Shelly Ciavarella, Secretary
- Russell Straley- Lake/Architectural Maintenance Director
- Mike Wilson, Director at Large
- Wayne Sumner, Director at Large, Park Beautification

Mike has resigned effective at the end of the meeting today. He will continue to help with the lots for sale and the pond.

**Welcome & Introduction of New Members**

Dan asked all new owners to stand and tell us where they are in the park.

Teunis Bass	135 Natures Lane
Dick & Lucy Bloom	63 Choestoe Falls Circle
Jim & Theresa Gioia	253 Main Street (2 <sup>nd</sup> Lot)
Steve & Mi Ja Hill	180 Relaxed Lane
Bill & Becky Thompson	10 Side Street
Lee & Katrina Stone	90 Natures Lane
Steve & Barbara Elliott	69 Main Street
Charles F. & Louanne Pyle	303 Wolfstake Road
Harvey & Judy Knight	526 Main Street
Ed Kruse Jr. & Ed Kruse Sr.	86 Choestoe Falls Circle
Mark & Cathy Weber	35 Main Street
Richard & Jackie Mulanax	17 Choestoe Falls Circle
Russell Jr. & Susan Frawley	126 Choestoe Falls Circle
Rod Dixon & Rosemary Hines	124 Natures Lane
James Walker & Rebecca Colvin	160 Choestoe Falls Circle
Donald and Patricia Groover	391 Main Street
Rudy & Debbie Tucker	290 Choestoe Falls Circle
Joe and Sue Carreiro	106 Natures Lane

**Approval of the Minutes from the 2017 Annual Meeting** - Shelly Ciavarella, Secretary

The minutes from the 2017 Annual Meeting have been posted on the bulletin board over the past year, and have been available for review on the website. We need to approve the minutes of last years meeting. Motion to approve was made by Dan Bochenski and seconded by Wayne Sumner. The motion carried.

### **Treasurer's Report** - By Jill Key

At the end of May our checking account balance was \$69,453.42. Last year was a surplus of \$8,3730.00, the extra money was applied to fixing up the restrooms, laundry room and some park improvements. All 2018 dues have been collected. Repairs and maintenance: some was used to fix bathrooms and replace the well which was \$6,000. Each month a balance sheet is sent out, which shows the balance of the checkbook; a budget tracker and a transaction sheet. If wondering what was spent it will say in detail on the transaction sheet. Questions: None.

### **Approval of the 2018 Budget**

Dan Bochenski asked the membership to make a motion to approve the 2018 budget. A motion was made by Dan Bochenski and seconded by Don Byrd. The motion carried.

### **Committee Reports**

#### **Activities and Fund Raising** – Judy Crim

A volunteer hand out was provided to write down what you may be interested in volunteering for or any talents you may have. Projects completed so far have been - the pavilion tables got varnished, the laundry room is complete. Bathrooms will be done at a later time. Still needed is someone with woodworking skills to frame the bathroom mirrors. Later this year the pavilion floor will be painted. No flowers have been planted for the outside yet, we need volunteers to keep up with watering the plants. Four more fans will be added to the pavilion, if more are needed, they can be added later.

Volunteers / organizers are needed for: yard sale and game night.

Would like to do a Kentucky Derby event at the pavilion, will need to borrow a few TVs.

Already going: Tuesday Night Social; Ladies Day; men are doing breakfast, if want more, feel free to organize.

A potluck flyer has been handed out listing the upcoming potluck dinners.

Dinner and dance tonight with 50/60s. Come dressed if you want, don't have to.

Raffles are done at each potluck dinner and the money goes toward items for the pavilion.

**Carolyn Jouret:** Planned activities or ideas - Gord painting class; no groups for spa day it may be just individual appts; basket weaving; Botanical Garden and the Herb Crib. Wednesday is Southern Charm in Blue Ridge. Not all events involve lunch and shopping.

**Mark Ciavarella:** Concerned about the current load if we add fans. Anyone with electrical experience is welcome to help out. The fans will be added this summer, painting the picnic tables and the pavilion floor will be done in the fall. Any ideas are welcome.

#### **Park Beautification** – Wayne Sumner

Last week we had 11 volunteers do a good days work - mail boxes were cleaned; the front entrance sign was pressure washed; the gate to the dumpster was painted, the picnic tables were varnished. In the fall a coat of stain will be added to the tables.

Wednesday at 10am volunteers are needed to trim the cypress trees for a clear view of the red light alarm of the well, it needs to be more visible. The park utility trailer will be emptied and if anymore trailers are available to haul away the debris that would be useful. Questions: None.

**Dan:** Thanked ALL the volunteers who help out, big or small project, it's appreciated.

#### **Lake/Architectural Maintenance Director** - Russell Straley

Everyone is concerned about the water, when corrosion builds up it breaks apart when someone further down the line draws water. The odor in the water is not from sulphur but from iron. When the pump motor went out, a permanent fix was replacing the pump, motor and wiring. When the pump went out, it took out the control box, which was still under warranty. Well stats: well is 450 feet deep, pump is down 336 feet of 2" steel pipe, when pulled it still looks like brand new. Water comes up to 4 1/2 feet above the pump, which is a lot of water. When the well was fixed, the shingled roof was damaged/old and in the future will be replaced with a tin roof. The fountain will be split to help eliminate the scum settling on the pavilion corner. Portable generators were discussed when the power is out. It would have to be moved to three locations and would not solve the problem. Still trying to locate the water line down in the front to flush out the lines. If you plan to build get it

approved in advance, the covenants are strict, they have been set by owners, not the board. The American Legion is looking for members to join and ride motorcycle for American Legion events, if anyone is interested they can contact Russ.

**Dan:** regarding when the power is out, it is few and far between. Last year was the hurricane and this winter due to the snow it was out for about 3 days. Keep in mind, each RV has holding tanks. Please fill your water tank for drinking water and to flush toilets, the pavilion bathrooms will NOT have water either. Generators - a portable generator would have to have someone move it from place to place and be a big enough generator to put out 220 volts for each. Other choice would be - have a generator at each lift station and the well at the cost of \$3-4,000 per generator, plus a propane tank for each one. For the expense it would cost, we can suffer through a few days. Emails are sent out in advance of storms to get prepared.

**Linda Bochenski:** use your pump occasionally to keep everything working.

**Bill Kellerman:** when the power is out, the pump for the septic system is also out. If everyone dumps at the same time it could be a mess. Empty your tanks before the storm and then close your valves.

**Ken Willett:** can a mobile service come out and pump? **Dan:** They are not equipped to remove waste from an RV.

### Director at Large - Mike Wilson

The pond project started some time back, we weren't sure what kind of fish we had, how many. The pond is 19-20 years old, spring fed and gets water runoff from the park. To add fish to the pond it would cost about 40 cents/fish. After talking to the fish people they said if you put in small fish the lifespan is questionable. We have some algae build up and that may affect the fish. It has been decided to do an audit on the pond. What happens is - they come out, enter the pond in a boat with a generator and create a current to shock the fish. The fish then float to the top, then they can see what kind, how many and the health of the fish in the pond. The fish will only be stunned. Habitat on the bottom is something else they can advise us on. The audit cost is \$1,000. Come down on Friday at 8:00 and watch, you are welcome to bring a cooler down and take some fish home. Anyone with any pond knowledge and wants to help, let Mike know. Cost to add fish will be around \$3,000. The properties around the pond are private, you must have permission from the owner to fish on their property. The dock end is non fishable and on private property, fishing near the pavilion end is ok. Questions: None.

### Old Business

**Sue Purdy:** Last year we budgeted \$300, cleared the trail and built steps at one entrance. We would like to build steps on the other side. Any one who wants to help with the trail, we would love to have your help.

**Mike Wilson:** Rick Brawner maintains the website and has figured out a way to add pictures to the lots for sale listings. Currently there are 19 lots for sale. Contact Mike or Rick if you are going to list your property.

**Don Byrd:** Do not feed the geese, they carry disease and they make a mess, one pair keeps returning. He has firecrackers to scare them away.

**Judy Knight:** In the past there has been some dumping on their lot. It is private property do not dump up on the hill.

### New Business - Dan Bochenski

#### **Speed Limit:**

Speed limit is 15mph. It was raised a few years ago from 10 to 15mph. Please watch your speed.

#### **Tarps:**

Coverings for furniture, wood piles etc. - colors of tarps were voted into the covenants last year. It is stated in the covenants - black, beige or brown are the only colors to be used. Over the winter there were some that had different colors, *any* color is no longer allowed, except those listed in the covenants.

**Open Doors / Lights Left On:**

Lights are being left on and doors left open during the day and night. We are wasting energy and critters can get in. The suggestion has been made - why not get auto closers? We would be in violation of handicap regulations if we did that.

**Trash / Garbage:**

A sign is posted on dumpster door saying what is or not allowed in the trash. Please read the sign. Boxes should be broken down to take up less space. Throw your trash towards the back so the dumpster gets filled from back to front.

**Golf Carts:**

Are allowed and to be enjoyed. Be mindful of vehicles, cars and trucks have the right of way. If the road is blocked by a delivery vehicle, back up and go the other way. When passing stay out of an owners yard, it leaves ruts.

**Utility Trailer:**

Thanks Kellerman's for use of utility trailer. Volunteers are needed to take it to the landfill or the transfer station. This is a perk that the park is paying for, you will be reimbursed for the dump fee and mileage. A sign is posted on the trailer what is allowed to be put in the trailer.

**Maintenance on Lots:**

Biggest violations sent out are for weeds in driveways and rotted landscape timbers. Spray your weeds, ask a neighbor or hire someone to do if you're not here. A little maintenance keeps the values up in the park. Park is 20 years old, please keep up your lot.

**Lot Rentals:**

We are a deeded RV park, everyone owns their lot, there is a form on the website if you rent. It is a rule that we know who is renting your lot. We need to know who belongs here to avoid squatters. Please provide the rules for any renters, they are posted on the website. The HOA has the legal right to ask someone to leave immediately if not following rules. Types of RVs must comply with the rules, this is not a public campground.

**WI-FI System:**

Our system was designed through BRMEMC for basic needs. Each antennae can take 25 direct connections, we have 5 antennas, this should be plenty. **Routers or router wi-fi extenders are NOT allowed.** The routers are the problem.

3 routers were found being used.

MikroTik Router IP address: 172.30.116.1 (This router has connected to every tower)

Winstars Technology IP address: 172.30.117.29

TP-Link IP address: 172.30.116.71

The router takes the connection first and multiplies each connection.

Example: Site 148 has 78 connections vs 25.

If you need that much information purchase your own system.

We are in a 3 year contract, 1 year remaining, any upgrade done prior will just make everyone else pay for just a few offenders. When done with internet, disconnect.

**Judy Knight:** Has wifi booster because we can't get service on the hill. **Dan:** Because of the routers, service is limited.

**Ed Cole:** Maybe the trees need trimming? **Dan:** Power Company will not trim unless deemed an interference.

**Open Discussion**

**Carolyn Jouret:** In case of emergency does someone still have the keys to the church, can we still use the church? **Dan:** Lou Lawson still has the key? Follow up will be done.

**Hope Byrd:** When setting up your Wi-fi printer, it needs to be set up for YOUR house.

**Donna Willett:** Lots of concrete in the park, mold and mildew need to be kept up to the same standard as weed control. **Dan:** Let someone on the board know if you see property that needs to be addressed.

**Ken Willett:** If you have a complaint, put it in the box. **Dan:** Put your name and phone number etc, on a card and put it in the box. We want to talk to you first and will follow up with the resolution. If no name is entered it will be tossed.

### **Adjournment**

Linda Bochenski made a motion to adjourn, Ed Cole seconded. Meeting adjourned at 11:38.

Sincerely,

Shelly Ciavarella, Secretary  
Choestoe Falls RV Park, Homeowners Association, Inc.