

**CHOESTOE FALLS RV PARK ANNUAL MEETING MINUTES
JUNE 3, 2023**

Location: Choestoe Falls RV Park Pavilion

Date and Time: June 3, 2023 @ 10:00am

Call to Order – Rance Jackson, President

Opening Comments:

Rance called the meeting to order and welcomed everyone.

Mike (Secretary) - Confirmed we have enough owners and proxies present for a Quorum and can conduct the meeting. There are 85 owners present in person or by Proxy. The minimum needed is 73.

Mike – Informed the owners that the minutes from the last meeting are posted on the bulletin board and have been sent to the owners via email. If there are no questions, we need a motion to approve the minutes. Motion was made by Gary Algire and seconded by Russell Marlowe. Any opposed, there being none, the minutes were adopted.

Rance – Announced Bob Weis' resignation from the board and announced the open position. Deadline is June 15. Anyone interested can contact the board by email. Mike will send out an announcement.

Rance – Recognized our new owners – Asked them to stand and state their name and where they are in the park. Several were present and recognized.

Reporting by Board Members:

Jill Key (Treasurer):

- Balance on Jan 1, 2023 of \$62,000. (Checking \$22,000 and \$40,000 in a CD earning 2.71%)
- All the dues were paid on time this year.
- Maintenance expenses for our water system have been higher than anticipated. We have funds to take care of the repairs.
- Checking balance as of today (June 3) is \$60,000.
- Total balance is \$100,000. (Checking and CD)

**CHOESTOE FALLS RV PARK ANNUAL MEETING MINUTES
JUNE 3, 2023**

Russell Straley (Architectural and Maintenance Director)

- Russell thanked Dan, Linda and Bob for their service on the board.
- He also thanked Rance, Mike and Karl for becoming board members.
- Reminded the owners that when they wanted to make any improvements on their lots or add an LP tank, to fill out the “Propane Tank Form or the “Lot Improvement Form”. They can be found on our website or in the folder in the pavilion next to the entrance. IF you’re not sure if your project is acceptable, ASK before you begin.
- An upgrade has been made to the water system by adding strainers to remove debris from the water. It filters three times before heading out to the park.
- A new pump was installed in the well. Byers responded on a holiday weekend and replaced the pump. We will have a card for anyone to sign and “thank” them for taking care of us.
- We had a grinder pump switch fail and it was replaced.
- We have a well water softener that is working but did need some repairs recently. We use about 32,000 gallons of water per week during summer.
- We have a problem with one of the pumps for our pavilion fountain. It will be rebuilt soon.
- Our water was tested recently and there is a bacteria present that we need to eliminate. Russell has worked with the water system tech and he recommended a Ultra Violet treatment unit. It will be ordered and installed as soon as possible. A second water test will be done to verify if the problem is any different. Russell also added chlorine tablets to the well, which will also help. It will take about a day to install the new RV unit. We will notify the owners that our water system will be down during that time. The estimated cost to add the UV will be between \$4,000 to \$4,500. The final cost will be determined after we get all the items needed. This is a guaranteed remedy to our problem and will ensure that no contaminants are in our water. Another water test will be done after the unit is installed.

Karl Hanscom – (Park Maintenance Director)

Karl has been very busy this summer around the park. He thanked the many folks that have helped with these projects.

- Painted doors at the pavilion
- Pressure cleaned the pavilion from top to bottom. Even removed and cleaned the light fixtures.
- Added a metal top to the mailboxes on Wolfstake.
- Stained the dumpster doors after Rance had the trash company repair the doors.
- Cleaned and touched up the white fence on the Wolfstake side.
- Randy Kucera replaced the plants at the pavilion and at our entrance sign.
- Spent a full day weed eating the creek bank on Wolfstake Road.

Upcoming Projects:

- Tree trimming on our roadways. This will help keep limbs from rubbing on RV's when entering and exiting. We will use a rent a lift and have several owners with trailers to haul the limbs to the dump. We will also check and clear any line of site tree limbs that may be affecting our Wi-Fi signals. Scheduled for June 23 depending on weather.
- The dock needs repair. The decking will be replaced. The dock is not owner usable. It's for the fountain pump only.
- Recently, there was an emergency with one of our owner's dog. There is a emergency vet in Blue Ridge, Mountain Emergency Clinic, that was able to help. Their contact information will be placed on our bulletin board in the laundry room and added to our Handy Contacts List.
- Redesign/upgrade the debris trailer parking area next to the dumpster.

Pam Kruse – Activities Director

- Thanked all the volunteers that do so much to help out.
- Thanked everyone for donations and helping to clean the pavilion
- The new plastic curtains are a big help and make it very comfortable on cool evenings.
- We are in need of several folding chairs. If anyone would like to donate them, we can then use two of the big round tables for activities.
- The Tuesday social is growing and have around 20-30 people. Bring snacks to share and socialize.
- Bingo is going well. Once a month. Tips for prizes is appreciated
- The Pot Luck dinners are great. Don't forget that we have one tonight. Seating at 4:30, eat at 5:00.
- We have a Wednesday lunch for the ladies. Suggestions for locations are needed.
- Social Committee members are Barb Straley, Sue Purdy, Donna Hartman, Rainy Hauser & Sandy Galligan. If anyone wants to help, let me know.
- Would like to offer craft classes. Need volunteers to teach.
- The weekly activities are posted in the pavilion, on both Facebook pages and sent out via email.
- Suggestions are welcome.

Old (Unfinished) Business

Rance:

We have a suggestion box by the laundry room door. If anyone would like to submit something, fill out the card and sign it. Put it in the box and the board will review and let you know what the outcome is. If it's not signed the board will not address it.

**CHOESTOE FALLS RV PARK ANNUAL MEETING MINUTES
JUNE 3, 2023**

Mike:

We have two items that are carry overs from the past that we need to finalize. I'll explain each and ask for our owners to approve an amendment to our Covenants.

- Hedges – in our Covenants, hedges are in the same category as fences. It says that neither can be higher than 48 inches. This has caused a hardship and confusion in the past. The board has reviewed this and is recommending that we remove the word “HEDGES” from our Covenants. Owners would then be responsible for managing their hedges/bushes on their own lots. If a concern arises, we encourage our owners to work with their neighbor to resolve. The board can assist if needed. However, any hedges or bushes that obstruct the view on our roads or create a problem with traffic or WiFi signals will be asked to trim or remove them.
- The second concerns our Covenant language regarding rentals. The wording now states that an owner can rent the lot **and** RV. Our park doesn't restrict an owner from renting their lot, however, the board is not in favor of allowing the rental of the RV. This does not restrict a renter from bringing their own RV as long as it meets the Renters Guidelines. We have had inquires by companies wanting to buy a lot and RV for rental. The board is recommending the removal of “RV” from the rental language.
 - Mike also explained the new Union County rules for rentals. It states that if you provide a “shelter” for a renter, you are required to have a permit issued by the county, pay 5% to the county for a fee, And to report monthly rental income and activity In addition the renter is required to inform the neighbors within 100 feet of the renter and information about the renter.

Both of these actions will require an amendment to our Covenants. Here are the steps necessary to accomplish this:

1. The board has voted to present both items to the owners to be voted on.
2. Two ballots will be created and sent to every owner for a yes or no vote.
3. The ballots will be sent via email and regular mail for those that don't have internet access.
4. The votes will be tallied and results posted. Our owners will be notified of the results.
5. A document for the amendments will be prepared and filed with Union County.
6. The new regulations will be posted in the pavilion.

In recap, the board is recommending the change to our Covenants to remove the restrictions on hedges and allow lot owners to manage their plants individually.

And to remove the wording and prohibit an owner from renting their RV along with their lot.

Mike asked for questions from the floor. There were none.

New Business

- **Landings for RV's** - Rance brought up the item of landings. He informed the owners that the maximum size for a landing is 20 square feet. The Lot Improvement form now reflects this requirement. It was also noted that a handicap ramp should be at a 20 degree slope to meet building code.
- **ROADS:** Russell will be looking into putting a coating on the roads due to cracking.

Open Discussion

Rance informed the owners that a 2nd RV on a lot can stay for no more than 48 hours. An emergency must be brought to the attention of the Board before an exception can be made.

Don Byrd spoke about how to properly load the trash trailer. IF you put your stuff in it and the tongue goes up in the air, you did it wrong. Remove some of the bags and put them in the front. Someone will get hurt when trying to hook it to a truck. He also instructed how to put trash in the dumpsters. Don't just drop it in. Throw it to the back. This will allow a lot more trash to be put into them.

Rick Brawner - explained that all the forms that owners need are on the web site. www.choestoefallsrvpark.com

Gary Allgire – said that emptying the trash trailer at the dump requires opening each bag. The dump won't take plastic bags. And NO house garbage. Please let Gary know if you are available to help take it to the dump.

Pat Jinks asked about trees falling from the property with the horses and who would be responsible? Russell responded that it's the lot owner's responsibility to remove any limbs or fallen trees. Karl offered to help any owner if needed.

Pat Jinks – Made us aware of a recycling place in Blairsville past the Hospital. They have new bins for all recyclables. An information sheet will be placed on the bulleting board for reference.

Cathy Stuckey - asked about a smell in the park. It may be from the farmers in the area fertilizing the fields near the park. Also asked which trees would be trimmed. Karl told her the road side trees and Wi-Fi trees.

William Smith - asked about our Wi-Fi and if there is a problem with it who is responsible? Mike explained that the system is line of sight and that anything that interrupts it will kill the signal. This includes RV's. That is why we have the routers instilled in the RV to ensure a good signal. It is the owner's responsibility for the signal inside their RV. Dan Bochenski added that Interstate is only responsible for providing a signal to the poles that

CHOESTOE FALLS RV PARK ANNUAL MEETING MINUTES
JUNE 3, 2023

the antenna is mounted on. It's a line-of-sight system. Mike offered to visit with William and see if we can figure out what is happening.

Greg Savage asked about how long cut limbs should remain on a lot before being removed. Rance said that if the trailer is set for yard trash, it should be placed there. If the trailer is full, wait until it's returned, then remove the trash. Construction materials should not be stored on a lot but used only during a project. Any left-over materials must be removed from the park. Greg also asked about putting a Pergola on their patio. He quoted the Covenants with regard to gazabos but nothing about pergolas. Mike said this was not specifically defined in our Covenants. Russell suggested that he submit a lot improvement form and it can be reviewed.

There being no further business Rance called for a motion to adjourn

Motion by Pam Kruse

Seconded by Jill Key

Meeting was adjourned at 11:12am June 3, 2023

Respectfully submitted by

The Choestoe Board of Directors

Mike Wilson, Secretary

Choestoe Falls RV Park

Blairsville, GA.