

Bear Lake RV Park Property Owners Association, Inc.

Board of Directors Meeting Minutes

February 25, 2020

Time: 6:30

Place: Bruce Burdick's office

Attendance: Bruce, Henry, Stacey, Vera and Debi. Larry Hunt attended for helping with well water flow questions.

Bruce called to order the meeting Henry second the motion. The motion carried.

Approval for Minutes: Debi went over the December 11, 2019 minutes with the board. Bruce motioned for approval for the December minutes as written and Henry second the motion. The motion carried.

Business

PayPal: The Park PayPal account has been closed. Bruce spent countless hours trying to retrieve park money and for finally getting this account closed. PayPal charges the Park \$10.00 for every lot owner deposit transaction.

Mower: Bruce has purchased the new pull behind mower for the park as was approved during the park's annual meeting.

Park Loan: Bruce applied for a loan for the park through Zions bank. However, Zions never contacted Bruce with any follow through information. Bruce inquired about the loan through Zions at which time he found out the loan had been denied. Zions would not verify information concerning why the loan was denial.

American First Credit Union will not be able to address a loan due to the fact Zions did not follow through with loan information. The \$25,000 will need to come from the parks reserve money.

ZELLE Account: ZELLE is similar to PayPal however, they do not charge for their transactions. The Board discussed this possible alternative which will aid lot owners for paying maintenance fees. A message will be sent out to lot owners. Lot owners who wish to utilize ZELLE will need to contact one of the Park Board members for gaining the router number and account number. Only deposits can

be made into our park account. Lot owners will also be asked to contact Vera for adding their lot numbers and for verifying their transaction.

Emails: Henry will send out via excel, lot email address so Debi can update email address and add new owners email address.

Treasurer: Vera stated that \$45,000 in maintenance fees have been paid up to today's date.

CC&R's: Due to other pressing concerns for gaining the new water tank and other water system needs the CC&R's will be address during our next BOD meeting.

Rental of lot owner's property: This is a touchy situation. If damage is caused by renters the lot owner should be libel for paying for all damages. The park will address this concern further at a later date. The BOD would like lot owner who rent out their lots to provide proof for rental owners insurance.

Tiny Houses: The Park is for RV's only. Thus; Bear Lake RV Park, only RV's can be used on lots as per the CC&R's.

Restrooms: Henry has a concern for outside plumbing around the restrooms which are a potential for freezing.

Water Tank: DEQ; no problems and will move forward with tank. State engineer put on our paperwork irrigation water instead of culinary water. This mistake will be corrected. Items needed to be facilitated: water flow chart. Bruce asked Larry about this item. Larry was able to calculate an estimate for the water flow for the new tank as requested by the county. The new tank is larger and will now take around three days for filling the tank and water lines. The well pump will not be changed so the water flowing into the tank will not change, it will only take additional time for filling. Bruce will check with the well water board in Pocatello Idaho for further information if need be.

The state of Idaho code calls for two hatches be placed on water tanks. The tank we have ordered has one. Bruce will contact the company that we are using for dealing with this hatch problem. This company is familiar with Idaho codes.

The new tank will be delivered in March. Due to the snow pack at the park the tank may need to be delivered to Bruce's company yard until he can transport the tank to the park.

Bruce is looking into a plumbing company for assessing the plumbing needs for the new tank. Water needs to be pumped into the new tank which will have a bladder for making sure there are no leaks. Henry suggested that the park run wire beside the PVC pipe so the water line can be located if need be. Currently we do not know where water lines are located in the park. The hook up cost is in the process of being calculated.

Electrical: Bruce will contact Cory for assessing electrical needs at the park and prioritizing these needs.

Park Gate: Prior to the changing of the gate code, lot owners will be notified.

Park Host: the park host we were hoping to employ will not be able to perform these duties this year. Bruce will update the park host contract. Currently the contract states the park host is to perform electrical and plumbing maintenance too. Bruce has a few inquiries and will send them the updated contract information once the Board has reviewed the changes and approved it for use.

Adjourned: Debi called to adjourn the meeting and Stacey second the motion. The motion carried

Time: 7:25

Next BOD meeting: End of March

Minutes respectfully submitted by Debi Hunt park secretary