

Bear Lake RV Park Property Owners Association, Inc.

Board of Directors Meeting Minutes

July 3, 2020

**Time:** 9:00

**Place:** Cabin

**Attendance:** Bruce, Henry, Stacey, Vera and Debi. The Board invited Bona Miller to attend.

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

**Approval for Minutes:** Minutes were approved as written by Vera and second by Stacey for May 22, 2020 and May 16, 2020. The motion carried.

**Business**

**CC&R's:** Stacey proposes three changes or amendments consisting for changing commercial usages for lots. RV lengths, (several RV's extend over the 40 feet allowance as written in the CC&R's). The CC&R's only allow a shed, or a lean to for covering an RV.

The county does not allow anything to straddle lots even if you own more than one lot.

Lot owners need to check with the county prior to placing a shed, wall, water line etc. on their lot, for obtaining a permit. Lot owners also need to submit a work order plan to the Board (Henry) prior to any improvements on their lot.

**Electrical:** the park is having electrical problems possible being caused by the larger RV's pulling too much power, or by plugging in more than one RV per pedestal. These lots were designed for one RV per lot. The electrical system is old and was not designed for multiple units or the larger RV's.

There are meters that can be installed in each pedestal which can be read in a central location. An average usage can be created and lots owners that pull more power could be charged extra depending on the above average usages. More information into this possible meter will need to be researched.

**New tractor:** Bruce and Stacey proposed the purchase for a new tractor. Kubota is offering financial incentives for new tractors. Bruce will check into gaining more information for a possible tractor purchase.

**Volunteers:** The Park needs more volunteers. The park belongs to everyone who owns a lot. The same people volunteer every year and are not able to meet all the park's needs. If the park hires a park manager, this manager will need to follow the CC&R's guidelines.

**Board Terms:** Stacey proposed that the term for the Board be extended for four years instead of the two. Two years does not give the member enough time to become proficient with their position.

**Committees:** We need more involvement for park committees. A chairman for each committee needs to be created to aid the Board member who oversees that position such as; maintenance committee, audit committee, architectural and control committee and governance committee.

**Facets:** Freeze proof facets need to be installed due to once it freezes regular facets are breaking. This is occurring prior to the park winterizing for the winter season.

**Annual Meeting:** the Annual Meeting will be held on Saturday September 5, 2020. Bruce motioned that the meeting be held by the playground area. Stacey second the motion. The motion carried.

**Board:** as of yet, no one has shown interest for being on the Board. Henry, Bruce and Vera's terms are up this year.

**appfolio:** current owner's information has been added to the new park program appfolio.

**Gate code:** beginning of next year (2021) the gate code will be changed and will be given to park owners once their park maintenance fees are paid.

**New Owners:** when the new lot owners sign papers at the title company, they are also signing that they have received the Park CC&R's and Bylaw information.

**Tank:** the tank is paid for.

**Washing machine:** a new washing machine has been ordered and should arrive in a few weeks.

**Fire Hydrants:** a fire hydrant service person will check all of the hydrants for maintenance they may require.

**Adjourned:** Stacey moved to adjourn the meeting, Bruce second the motion. The motion carried.

**Time:** 10:50

**Next BOD meeting:** In a few weeks. Zoom meeting will be conducted as needed.

Minutes respectfully submitted by Debi Hunt park secretary.