

**BEAR LAKE RV PARK POA, INC.**

**ANNUAL MEETING MINUTES**

**AUGUST 31, 2019**

Voting options for the annual election included proxy mail in, in person before the meeting between 9 and 10 a.m.

**Call to Order** – Meeting was called to order at 10:00 am by Rick Berry.

**Establishment of Quorum** – 80 members present Quorum was established.

**Notice of Meeting:** Sent out via email, posted on restrooms and Park bulletin board. Motion for notice of meeting made by Dallas Butters, second by Barbara Berry. The motion carried.

**Proof of Mailing of Notice:** Henry Hanfth motion for Proof of Mailing Vera Lamantzakis second the motion. The motion carried

**Approval of 2018 Minutes:** September 1, 2018 minutes were passed out to members. Don Miller moved that the minutes for the last annual meeting be accepted (2018). Second by Bruce Burdick. The motion carried.

**Introduction of Election Committee:** Mark Nutall and Lorrain Coria, and Henry Henfth over saw the committee.

**Annual Report:** Rick Berry spoke about the 2008 settlement and how the CCR's were updated as per the 2008 settlement agreement. Other information consisted of: Opportunities, Challenged Acknowledgements, Management Activities, Administration, Maintenance, New Members, and Your Board of Directors.

**Accomplishments:** Re-roofing on restrooms 1 and 2. Replaced failed water tank/well transceiver through warranty. Replaced failed fire hydrant. Added 6" containment wall to the RV Dump for bringing it into compliance with DEQ. Repaired plugged dump inlets. Poured water tank pad in preparation for new water tank. Road maintenance and dust control on outer loop.

**Financial Report:** Vera Lamantzakis Park Treasurer went over the 2019 budget. Equipment rented to install the pad for the new water tank, Building permit for new water tank pad, Includes volunteer recognition and cookout at annual

meeting, engineer fees for new water tank and costs to pour pad for new water tank, sales tax, cost to bring sewer dump up to code, cost to do only the main loop for mag, cost to install new fire hydrant, taxes include Sales Tax, Income Tax to State of Idaho and IRS.

**Volunteer Recognition:** Rick Berry recognized; Humberto Coria, Lorrain Coria, Bona Miller, Don Miller, Mike Limantzakis, Michael Hunsaker, Bob Cook, Barbara Berry, Larry Hunt, Steve Eddy, Terry Davis, Melanee Davis, Jim McDonough, and Rick Robinson.

### **Committee Reports:**

**Audit Committee:** Vera Limantzakis, This report was covered under the Treasures Report.

**Maintenance Committee:** Bruce Burdick; Bruce produced a visual aid with pictures of the progress for the water tank project. Bruce discussed the water tank pad, restroom 1 and 2 metal roofing, fire hydrant replacement, dump station improvements and other items.

Several ideas were discussed for the \$40,000 for the new water tank and other needed items that will be required for the tank completion.

Bona Miller made a motion for working towards a short term loan of \$25,000 if interest is less than 6% for funding the new water tank and other expenditures associated with the tank. Use reserve money for the remaining \$20,000 or less. Jan Davis second the motion. The motion carried.

Bruce discussed how the old bush hog mower is no longer capable for performing the weed cutting jobs. Bruce discussed the purchase for a new mower that can be pulled behind an ATV or tractor. The cost for a new mower would be around \$1,800. Jan Davis motioned to approve the purchase of a new bush hog mower and Steve Eddy second the motion. The motion carried.

**Architectural and Planning Committee:** Henry Hanfth reminded lot owners that they must apply for a park permit before doing work on their lots (laying a pad, building a shed, building a RV cover, etc.) The permits can be found in the cabin or on the park website [bearlakervpark.com](http://bearlakervpark.com) under Construction Request Authorization Forms.

**Community Governance Committee:** Debi asked for volunteers to help oversee this committee.

**New Business:**

- Rental of lots was discussed with members.
- Updating CC&R's and By-Laws will take 66% of lot owners for approval. The updated CC&R's and By-Laws can be mailed out to members for review. Stacey Williams moved for approval for updating the CC&R's and By – Laws and Bona Miller second the motion. The motion carried.
- Bona Miller and Cal Evans volunteered for investigating the updates for the CC&R's and By-Laws and bringing them up to meet the State and County laws/regulations.
- Change gate code. A notice will be sent out 30 days prior to the change.
- Reminder that the Park speed limit is 10 miles per hour. The road outside the park is a county road, county laws regulate this road.
- There is a county dump in Montpelier it is on the road that will take you to Afton Wyoming. It is free, you will need your BLRV Park address as proof of residency.
- Electrical Grid: The laying for the new electrical grid was approved a few years ago. As was agreed upon, one grid lay will be implemented each year until all the grids are completed.

**2020 Proposed Budget:** A copy of this proposed budget was passed out to all members. Vera went over; 2020 maintenance fees \$400 per improved lot. Estimated costs to complete installation of water tank, dust control on main loop and all cul-de-sacs, replacement of one electrical leg. Stacy Williams motioned for the acceptance for the 2020 budget, Barbara Berry second the motion. The motion carried.

**PayPal:** if you use PayPal it will be up to the lot owner for paying the fee to utilize PayPal. Currently we do not have access for the PayPal account. Vera will look into finding out what needs to be done so she can utilize the account.

**Signs on property:** Article VI in the CC&R's number 10; No signs of any character shall be displayed or placed on any site except to identify the lot owner, the lot address, and for sale if appropriate.

**Election Results:** Stacey Williams and Debi Hunt were elected for two year terms.

Ideas were addressed for trying to hire a park host for the 2020 park season along with a possible maintenance person.

Motion to adjourn made by Terry Davis, second by Barbara Berry. Motion Carried.

Minutes respectfully submitted by Debi Hunt Secretary