

Bear Lake RV Park Property Owners Association Inc.
Board of Directors Minutes
April 13, 2021

Time: 7:04

Place: Zoom Conference Call

Attendance: Bruce, Stacey, Luanne, Ray, and Debi

Call to order: by Bruce and second by Ray. The motion carried.

Approval for Minutes: Motion for accepting the March 23, 2021 BOD minutes as written by Bruce second by Stacey. The Motion Carried.

Business

Park Opening: Bruce and Stacey have begun the flushing out the new water tank. They experienced a few problems that they are working to correct. Bruce will begin filling the tank once the caps have been replaced, due to they froze and cracked during the winter. Bruce will move the transmitter from the old tank over to the new tank.

A couple of lot owners have connected their waterlines to the park's main waterline without receiving County/State permits or approval from the Board.

Work after park is closed for the winter: Several owners performed construction work on their lots after the park was closed for the winter. Several of the work was done without permits or approval from the BOD. Stacey will put together a notice to remind park owners that once the park is closed NO CONSTRUCTION WORK can be done on lots.

Bruce suggested that the Board put together a video for owners concerning the Do's and Don'ts of the park. The owners will need to sign that they watched the video before work can be performed on their lots. New owners need to read the CC&R's that they were given a link too before they do any work on their lots. Due to some of the violations the Board may need to start finding a way for fining these owners.

The BOD will have a more detailed meeting once all of the BOD's are at the park.

Park Host: Stacey contacted Bear Lake Cleaning Company for possibly assisting with cleaning the restrooms. The owner gave Stacey a name of a person who is interested in being our park host. Stacey has contacted this person who has a trailer and he is very interested. If this person accepts the position a schedule will be created for times that ice and propane will be sold. Along with a schedule for restroom cleaning and restocking and mowing of some of the commons areas.

Ray: Bruce will contact Henry for assisting Ray with his Member at Large position. Ray will get a list of electrical items (30 and 50 amp plugs and main breakers) needed for many of the parks pedestals.

Ray stated that there is an older couple who would like to sale their lots, but are unable to clean them up. Ray has a few volunteers who have already agreed to assist this owner. More volunteers may be needed. The BOD will put this information for volunteers in a park newsletter.

Electrical: the transformer pads have arrived and Bruce is waiting for the delivery of the new transformers.

Water: This year the States DEQ needs the park to send in water samples once a month consisting of both water tests for coliform and nitrate.

Tractor: the BOD is looking into the purchase for a larger 4 x 4 tractor. It will be more cost effective for performing the work for the electrical lines and for water line breakage than for renting one or for having someone else do the work. Both the water system and the electrical system are old. Our electrical system is outdated for the larger trailers that are now coming into the park. The park also needs shut off valves placed throughout the park so the whole water system does not have to be turned off every time work needs to be done on the water lines.

Stacey mentioned that the park may want to look into a loan for purchasing the tractor with monthly payments. If something breaks down in the park right now we would need to rent a tractor which may result in power or water being disrupted until a tractor can be rented. Renting companies who rent out construction items are struggling to stay on top of all the requests.

Calendar: there is a calendar on appfolio with dates for work that will be performed at the park such as the mag for the roads. Lot owners can view this calendar for information for upcoming events on appfolio.

Mag: Rick will grade the roads prior for the mag treatment on July 7th. During this time no large trucks such a dump trucks etc. or heavy traffic usage on the roads. This date is the earliest that Bruce could book.

Key lock box: Bruce will place a key lock box that has a code by the cabins front door with a key for the cabin.

Gate code: the current code pad is not functioning properly. Bruce has ordered a new pad that will have a light in the numbers.

Triple T: Bruce has contacted Triple T for coming up and pumping the tanks. This year we hope to pump the tanks once a week and twice a week during holidays. Fees for pumping have increased from last year due to the cost of diesel.

Committees: The BOD would like to get the Governance and Architectural Committees up and running. Some of the items that need to be looked into are; how do we address owners who are out of compliance with their lots according to the CC&R's. How many trailers are longer than 40 feet? Luanne and Debi have been asked to contact owners who signed up for volunteering on committees for the park. Bruce motion that Luanne and Debi explore creating a description and contact volunteers and second by Ray. The motion carried.

Adjourn: Bruce motioned to adjourn the meeting at 8:52 pm Luanne second the motion. The motion carried.

Next meeting: as needed

Location: Cabin

Time: TBD

Minutes respectfully submitted by Debi Hunt park secretary