

Bear Lake RV Park Property Owners Association Inc.
Board of Directors Minutes
March 23, 2021

Time: 7:00

Place: Zoom Conference Call

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

Called to order: by Bruce and second by Stacey

Approval for Minutes: Motion for accepting the February 15, 2021 BOD minutes as written by; Bruce second by Debi. The Motion Carried.

Business

Park Opening: Weather permitted, Bruce and Stacey will assess the park for stating the opening on April 9. The transmitter will need to be moved over to the new tank prior to the water being turned on. Luanne mentioned that a letter needs to be written for sending out for lot owners concerning the park opening.

New Tank: the new tank will need to be filled than emptied for flushing out any residue that may have collected during the winter. The tank will then be filled up and sanitized along with all of the water lines. This year the State of Idaho is requiring the park to submit water samples once a month while the park is operating. This is a new State requirement. The State would like our test samples coming from further down the water lines. The old water tank will need to be dismantled this year, per our tank permit.

Electrical Issue: We need to get the wire laid this year that has been sitting out. Bruce has purchased two transformers for our first electrical lay upgrading. Our current system does not have a sufficient 50 amp hook up at the pedestal. Many new trailers require 50 amps, but the park electrical system cannot handle these newer trailers. We will continue to have power problems as long as people are hooking up more than one trail per pedestal.

To upgrade everything in the park it will cost around \$450,000. Which will be divided up over several years. Also, the cost of building supplies has risen 100% due to a shortage of materials.

Ray stated that several lot owners want permission for making improvements/changes with their electrical boxes. Any changes with the boxes/pedestals need to be approved by the county along with a permit for doing so. The BOD also need to be notified prior to any changes to a park pedestal.

Website: several owners have inquired about having a page on our park website for selling items such as; boats, trailers, water crafts etc. A time limit would be

placed on this page for a certain amount of days. Updates on this page would occur two times a month.

Park website: Bruce has tried numerous times to get information concerning our website. We cannot access it for making changes. It expires in September. The Board would like to purchase another URL site so we can begin moving items from the old site to the new site. Bruce made this proposal for purchasing a new URL and Stacey second the motion. The motion carried.

Member's packet: This packet has not been updated since 2015. Luanne and Debi will read through the packet and bring suggestions to the Board for the needed information changes.

Volunteers: Stacey will work for activating a volunteer list for the Building and Architecture and Governance Committees.

Restrooms: the restrooms will most likely be open this year. In order to keep the restrooms clean the Board would like one person to volunteer to chair and oversee the restroom in their area. Such as owners who have lots by the area 1 restroom would oversee that restroom and so on. This volunteer would oversee a small area group for helping keep the restrooms clean and supplied. Meanwhile the restrooms will remain locked until committees are organized. The Board will periodically check in on the restrooms and if they are not kept clean, the chair will be notified. If the restroom is found unclean again the restroom will be locked. Stacey will oversee the restroom information letter that will be sent out to park owners.

Members Packet: This packet has not been updated since 2015. Luanne and Debi will read through the packet information and recommend items that need to be updated.

CC&R's: due to increase trailer length, canopies and other items that are outdated or have been changed by the County, the CC&R's may need be updated for aligning with State and County ordinances and rules.

Reserve zoning meeting: Only park owners whose property is next to the Reserve were given notice of this zoning meeting. Bruce investigated this meeting with several of the people who oversee zoning regulations along with county councilmembers. When the Reserve developers purchased this property, the Townhouses were already part of the development and were approved. This notice was sent out to notify Reserve owners that the Townhouses were finally going to be built. The park had no standing with this issue. The plans had already been approved. Our park owner whose property is within the 300 feet from the development were notified as per county law.

Treasurer: Luanne has been updating email address that were not correct. It is up to individual lot owners to keep their information current. If information changes they need to notify Luanne or a member of the BOD with correct updated information.

Adjourn: Bruce motion to adjourn the meeting at 8:30 and Debi second the motion. The motion carried.

Next BOD Meeting: Possible April 13, 2021

Place: Zoom

Time: 7:00 pm

Minutes respectively submitted by Debi Hunt Park Secretary