

# LEISURE TIME PARK BOARD MINUTES

January 10, 2019

President Tim Kitchen called the meeting to order at 9:00.

Board members present were Tim Kitchen, Carol Crouch, Karen Ford, Tony Ford, Craig James, Roger Houghtaling and Fred Huse.

Tim reminded everyone to turn their cell phones off and asked everyone to stand for the Pledge of Allegiance.

There were three sets of new owners present-lot 28, lot 96, and lot 99.

Karen read the minutes of the Dec. Board mtg. Tony moved to accept the minutes as read, Fred seconded. The motion passed unanimously.

Carol gave the Treasurer's report. Roger moved to accept the report as read and Craig seconded. The motion passed unanimously.

Tim brought everyone up to date on modifications to the clubhouse. There are very few things left to do. Everyone seemed quite impressed with all modifications.

Tim gave a report on the sewer issues. The city will not have everything completed for 90 days. However, the water dept. has given us assurance that no modifications will be made in the park until April. So we will not have any interruptions while the majority of us are here.

Tim also reported on the fence being fixed on the south side of the park. Pelican landing is installing a new six high fence but the gate in that fence will be eliminated.

Karen Herndon gave an office manager's report. Most everything is up to date and she is preparing for the special assessment that will be addressed at the annual mtg. next week on the 15<sup>th</sup>.

Tim and Kevin gave an update on the replacing of redwood mulch with white rock in several of the common ground cover areas. This will eliminate the pooling of the redwood bark during the rainy season. The total cost is estimated at \$3,000 and it was voted on by the board to accept that expense at the rate of \$1,000 per year for the next three years.

Tim brought up the fact that our park owned golf cart is in terrible shape. It is very old and needs lots of work. Even to the point that it is not always safe to drive. In addition, we have an opportunity to purchase an upgraded and rugged cart for \$2,000. He asked for approval of the purchase by the board and it was unanimously accepted.

Tim then announced that the old cart was for sale. So anyone interested should make an offer.

Tim also announced that a modification was being made to the Redbook as it dealt with the acceptable awnings on the front of a unit. They will be the Sunsetter style. It can be no larger than 10 feet in length and must be 12 feet wide. It must be securely fastened to the main structure of the unit and must have auto rewind in the event of high wind. There can be no tiedowns attached and it may not be used as a carport.

This will be addressed at the annual meeting as to color and other allowable qualities. It will be voted on at that time and placed in the (section) of the Redbook.

Tim announced that for various reasons, Bobbie Youngblood is relinquishing her duties as chairperson for the annual meetings. He recognized her outstanding contributions to that cause in the past several years. He also asked for a volunteer to replace her. No one immediately volunteered. The board will be looking for a replacement chairperson.

Due to a recent incident in the park of someone getting sick and having to have the fire department break into the house to give aid, he has researched an emergency lock box that would be accessible by a medical team. The box can be mounted on the side of a door and would contain a registered code that allows them to enter the house. The cost is \$20.00 and Roger will attain further information.

Karen addressed the planting of trees on common property and reminded everyone that such action needs board approval. It was further recommended that the Christmas palms be considered since they tend to trim themselves.

Tim noted that we are pursuing a resident for a violation of our park rules as it pertains to acceptable pets in the park. Currently there is a parrot being housed and it is in strict violation of our by-laws.

Attached is a list of Work Orders, Sales and Rentals that was submitted for approval.

Craig moved to accept all of them and Roger seconded the motion. They were unanimously approved.

The meeting was adjourned at 10:06 AM

Karen Ford, Secretary

A handwritten signature in black ink, appearing to read "Karen Ford", written in a cursive style.