

FEBRUARY 5, 2025, FOUNDERS HALL
FEBRUARY 2025 Special Meeting of Board of Directors

At 9:00 am, President Jane Lewis opened the meeting calling for the Pledge of Allegiance.

The roll was called. Jane Lewis, Steve Little, Dave Mayo, Lisa Geary, and Laurie Milliard were present in person. Denny Luppens was present via phone call. Don Wold was not present, but voted in advance for the two variance requests.

There were three pressing matters to consider:

1. Request from Tony and Elsie Pettinato for a variance allowing them to move in to the park model they purchased from Ann Castle before the closing on their lot transfer because they had sold their park trailer. Steve Little moved to approve this variance, Lisa Geary seconded the motion, and the motion passed unanimously.

2. Request from Jim Warren for a variance allowing him to move in to the park model he purchased from Ken Bollin before the closing on his lot transfer because he is selling his trailer. Steve Little moved to approve the variance, Dave Mayo seconded the motion, and the motion passed unanimously.

3. Pool heater. The pool heater finally failed and needs to be replaced. We have funds in Reserves for this expenditure, and we had scheduled the replacement for 2025. Denny Luppens called our pool supplier and found that we could order a new Gulf Stream heater/cooler with a 3 year warranty for \$5,800 plus sales tax. Steve Little moved to authorize payment for the new heater/cooler not to exceed \$6,400, with any remaining funds to be returned to Reserves. Denny Luppens seconded the motion. The motion passed 6-0 (Don Wold was absent).

4. Insurance. Mark Norton had good news that, while our insurance premiums have been increasing every year, and did increase this year as well, the premium for the Property and Liability policy is \$31,762 for 2025, although we had budgeted \$38,000 for this year, so there was a saving of \$6,200.

5. Paul Zeller reported another budget savings: the company that does our roads says we do not have to seal the roads this year, as we had budgeted, but can wait another year, yielding a \$15,000 saving.

6. Bud Hodgkins reported that the one of the sewer lift pumps is completely bound up again due to some materials other than toilet paper being flushed down park toilets. Pugh gave a quote for new pump, a grinder pump rather than the standard ones we have used. They will be able to pull the old pump and install the new one on the same day, for a cost of approximately \$3,362. Steve Little moved to authorize Pugh to install a new grinder pump for up to \$3,700 from Reserves. Lisa Geary Seconded the motion, which passed 6-0. **Reminder: do not flush wipes or anything other than toilet paper in your own or park toilets!**

The meeting was adjourned at 9:20 AM and we began our scheduled Board workshop.

Respectfully submitted,
Laurie Milliard, Board Secretary