

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
December 18, 2023

1. **Lee Ann Reid** called the meeting to order at 1:00PM
2. **Roll Call:** Present: Lee Ann Reid, Ed Cannon, Joe Lyon, Sam Logozzo, Janet Shull, Denise Hall and Aaron Pogue/Management. Guests: Sonja Chesla, Kris Dietz
3. **Approval of Previous Meeting's Minutes:** Lee Ann asked for approval of the minutes from the September 11, 2023 Board of Directors' Meeting.
Motion: Janet Shull moved to approve the minutes of the September 11th meeting as sent.
Second: Sam Logozzo
Vote: Unanimous Motion Carried
4. **Correspondence:**
 - a. **Letter submitted by Geary Rise concerning tree violations on several properties**
This information will be forwarded to the ACC to verify violations.
Motion: Sam Logozzo moved that the ACC will verify compliance of each property reporting back to the board. The Board will act on enforcement policy.
Second: Janet Shull
Vote: Unanimous Motion Carried
 - b. **Letter submitted by Sonja Chesla and Gary Essig on September 12, 2023** regarding reimbursement of fence installation. This discussion is moved to executive session.
 - c. **Letter submitted by Denise Hall representing Terry Carey on November 3, 2023** regarding excessive water collection at the foot of her driveway. Denise hired Vasseur Enterprises to install a drywell. We will wait for next major rainfall to see if it works.
 - d. **Letter submitted by Christian and Jody Rose on November 3, 2023** regarding removal of a spruce tree on their back property. They were seeking permission to remove. No permission necessary as the tree is located on their property in back of their home.
 - e. **Letter submitted by Sandy Jackson on July 8, 2023** requesting reimbursement for half of the cost to have a tree removed from the easement in her front yard. The CCRs state that residents are responsible for maintaining the common/easement area of their private property.
Motion: Joe Lyon moved that we deny this request for half of the reimbursement cost of tree removal.
Second: Janet Shull
Vote: Unanimous Motion Carried
5. **Current Financial Position:** Janet Shull reported. As of December 14th, we have \$8,250.38 in checking and \$85,083.20 in reserves.
6. **Management Report:** The graffiti on the LP back fence has been cleaned off by the developers of the attached property. Management went over the report included in the packet. Jake Schwarz has been repairing the clubhouse chairs as they break. Management will send him a thank-you note for his service to L.P.

7. **Water System Report:** Joe Lyon reported that our main water pumps are sixteen years old and could fail at any time. The Board will budget for replacement of one of the pumps in the 2024 budget.

8. **Social Club Report:** Janet missed the meeting due to surgery.

9. **ACC Report:** Joe Lyon reported. Every request has been approved. Two new roofs have been installed in the last two weeks. The follow-up in reporting, once the job is finished, has been working well.

10. **Roads:** Ed Cannon reported that the roads are in much better shape. The drywells need repair in places. Ed will contact Top Coat to make sure we are on the schedule in summer 2024 for sealcoating.

11. **Old Business:**

a. **Progress Mailbox/Linwood Mailbox Update:** The Linwood mailbox issue has been resolved, no more flooding. The Progress mailbox will need drainage installed. We will continue to monitor.

b. **PDF Map:** The Board discussed the need for a physical map of water and sewer infrastructure to be located in the Leisure Park office.

Motion: Ed Cannon moved that we produce a PDF map for placement in the L.P. office.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

c. **Metal put into ground water shut offs:** A couple of notes were put in the newsletter asking owners if they were interested in requesting rebar for the future location of their ground water shut off. No one responded. This is a dead issue due to lack of interest. This will be removed from Old Business.

d. **Two new pumps for front entrance pond \$3,829.00:** The Board deferred this expense from the 2023 to the 2024 budget. Management will oversee installation.

Motion: Joe Lyon moved that we expend the money for the two new pumps for the water feature in front of the clubhouse.

Second: Janet Shull

Vote: Unanimous

Motion Carried

e. **Status of Backflow letter feedback:** See Management report.

f. **Status of Yard letter feedback:** There are three violators who will be monitored in the spring.

g. **Update on Landscape committee for entrances/exits:** Sam Logozzo reported that we received two bids, one was very detailed and included curbing installed. The second was higher priced and somewhat vague. The price for the preferred bid is \$16,580 for the Ramsey entrance only.

Motion: Joe Lyon moved that we accept the bid from Idaho Home Hardscape LLC for Plan A to be completed in 2024.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

h. **Honeysuckle Entrance:** The Board discussed the plan for replacing the arbs that were removed. It was decided to plant grass and maintain it as lawn until future plans are made.

Motion: Janet Shull moved that we plant the Honeysuckle entrance in grass and maintain until future plans are discussed.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

- i. **QuickBooks:** Ed Cannon reported that after our lengthy discussion about this problem in our workshop, he will look at the cash balances at the end of the year and would like to leave this topic open for further discussion at a workshop.
- j. **Honeysuckle Arbs:** The arbs were cut back as per Geary Rise's request to improve side vision or traffic.
- k. **Reed Road Fence Vandalism:** The vandalism has been repaired by the developers of the attached property.
- l. **Clubhouse Cleaning - sub vs. employee:** Management will pay the two employees manually. The expense of purchasing the payroll system from QuickBooks annually, at \$500 per year per employee, is not cost effective.
- m. **Roundabout:** Lee Ann Reid reported there was no new information since the annual meeting in June, but a new mayor has been elected so plans may be altered.
- n. **Dennis Decker - No ACC request:** Mr. Decker did not complete an ACC request to paint the outside of his home. The Board has made a strong effort to get compliance with no success.
- o. **Reservoir Cleaning:** The reservoir was last cleaned on 9/21/14. We will schedule with Bob Chandler (our water master) at the same time as other districts to reduce the costs. We allowed \$2000 for this service in the 2024 budget.

Motion: Sam Logozzo moved that we have the reservoir cleaned in 2024 when Bob Chandler can give us the cost.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

12. New Business:

- a. **2024 Budget:** After considerable discussion the Board decided to approve the 2024 budget.
- b. Motion: Janet Shull moved to approve the 2024 budget as presented.

Second: Joe Lyon

Vote: Unanimous

Motion carried

13. Adjourn Meeting:

The general meeting was adjourned at 1:57 pm by Lee Ann Reid.

Respectively submitted,

Sam Logozzo



Lee Ann Reid, President

3-18-24

Date



Sam Logozzo, Secretary