

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' QUARTERLY MEETING
June 19, 2023

1. **Lee Ann Reid** called the meeting to order at 1:03 PM
2. **Roll Call:** Present: Lee Ann Reid, Ed Cannon, Sam Logozzo, Janet Shull, Joe Lyon, and Denise Hall, Aaron Pogue/Management. Guests present: None
3. **Approval of Minutes:** Lee Ann asked for approval of the minutes from April 17, 2023 Special Meeting. Motion: Ed Cannon moved to approve the minutes of the April 17 meeting as presented.
Second: Joe Lyon
Vote: Unanimous
Motion Carried
Lee Ann Reid asked for approval of the minutes from May 5, 2023 Special Meeting. Motion: Janet Shull moved to approve the minutes of the May 5 Special Meeting as presented.
Second: Ed Cannon
Vote: Unanimous
Motion Carried
4. **Ratification of June 13, 2023 Election Results:** There are 294 registered voters; a quorum of 167 was established. Sam Logozzo and Janet Shull were elected to the Board. Ratification of officers was done via Waiver of Notice and Unanimous Consent, dated June 27, 2023 and is attached herewith.
5. **Appointment of 2022-2023 Officers:** Elected unanimously by the five-member Board.
Lee Ann Reid as President, nominated by Janet Shull and seconded by Ed Cannon
Ed Cannon as Vice President, nominated by Sam Logozzo and seconded by Janet Shull
Sam Logozzo as Secretary, nominated by Janet Shull and seconded by Ed Cannon
Janet Shull as Treasurer, nominated by Ed Cannon and seconded by Joe Lyon
Joe Lyon as Director, nominated by Janet Shull and seconded by Ed Cannon
6. **Future Meeting Schedule:** September 11, 2023, December 11, 2023, and March 11, 2024 for quarterly meetings held at 1:00 PM. The annual meeting will be June 11, 2024 at 7:00 PM.
Motion: Janet Shull moved that we set the meetings at the above dates.
Second: Joe Lyon
Vote: Unanimous
Motion Carried
7. **Correspondence:**
Various Trespassing Reports: Home invasion of unoccupied home over the winter; people outside of LP riding bikes on our streets; skateboarders on a resident's driveway; solicitors. Management making the Board aware, no action needed. Citizens need to contact the police directly (911).
8540 N. Dogwood Lane: Notified the Board regarding noxious weeds at 1313 W. Leisure Drive. Management will write a letter to the owner stating to professionally spray for noxious weeds.
1225 W. Woodlawn Drive: Reported a lack of mowing at 1241 W. Woodlawn Drive. Management will write a letter stating the Board will monitor the front yard. If in violation, the owner will receive a letter.
1399 W. Tanglewood Court: Reported dogs are running off leash behind the clubhouse. Management spoke to the tenant who has complied with the rule. The other homeowner will be reminded. In the future, pictures are needed.
803 W. Woodlawn Drive: Reported the Honeysuckle Exit landscaping is blocking visibility. Management will inform resident that the Board will have Vasseur's trim.
Management: Policy for legitimate complaints in the future. To avoid a chain of emails, all written complaints will be sent to Management. Management will decide if said complaint can be included in the next Board meeting or if it needs immediate attention, at which time will confer with the Board president

7. Correspondence (cont.):

Management (cont.): to schedule a special meeting or if a Board member has a positive relationship with the writer, he/she may handle the communication (with the Board president's approval) in lieu of a special meeting.

8. Financial Report: Unchanged from the annual meeting.

9. Management Report: Unchanged from the annual meeting.

10. Water System Report: Unchanged from the annual meeting.

11. Social Club: Janet Shull reported that the Social Club sold the old printer and purchased a new printer that will print the covers of the phone book. There are 165 newsletter subscriptions. They have had their books audited by Joan Benson. The election was held and the same officers will continue their service.

12. Architectural Control Committee Report: Unchanged from the annual meeting.

13. Old Business:

a. Saw Cut and Overlay Schedule: The overlay project in front of the pumphouse has been postponed so the additional funds can be used to patch existing crumbled roads. The crew will return July 7 to finish the saw cutting for the additional sections. They will be back July 10 to finish the project. The patching will not require resident notification. The four overlays on Rosewood, Tanglewood, Woodlawn, and a small portion of Dogwood will require resident notification.

b. Bob Chandler (Watermaster): Located 70 sewer lines to homes. They were mapped out on the electronic phone map. Residents were reminded to put metal rebar near the water shut off. It was recommended that Welch Comer create an updated PDF map of our sewer/water lines to keep in the office. One Chlorine pump is needed. He advised that we avoid running separate pumps for each well, flush the pump we retire with cold water, and store on a shelf.

c.-d. Progress Drive/Linwood Drive Mailboxes: Excess water collects at the mailboxes when it rains. A drain field needs to be created to drain off excess water. Management will take care of creating drain fields around each mailbox pad. If the cost exceeds \$500 per mailbox, Board approval will be needed. Motion: Sam Logozzo moved that Management will spend \$200-500 per mailbox to create drain fields around the mailbox pads.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

e. Backflow Letter Response: Five letters were sent. Hamill does not have a sprinkler system. Bair said he would take care of this upon returning from snowbirding. Jabaay, Carey, and Gabsy have not responded to Management. Management will speak with non-compliant owners to discuss their plan.

f. Dandelion Letter Response: Sixty-three letters were sent. We received twenty positive compliments.

g. Update on Landscape Committee for Entrances/Exits: Sam Logozzo reported the first meeting went well. The parameters discussed were cost, longevity, and maintenance. The committee will recommend no more than three possible solutions. The Board will make the final decision.

h. QuickBooks: Denise and Aaron suggested we build a new QuickBook accounting system and reenter the names, information, transactions, and vendors. Management will charge for the time to rebuild the entire system. This is a cheaper solution over hiring an accountant to do a forensic accounting of the existing program. It would take approximately 50-60 hours to rebuild. The cost could be around \$1500 to \$2000. The options are starting now and implementing in 2024, creating a budget item this year and starting in 2025, or do nothing. Further discussion needed.

13. Old Business (cont.):

i. Utility Box Cover at Honeysuckle: The invoice for this work was over \$600. The Board was unaware the resident was going to charge for the labor. A form will be designed for future projects which will clearly state the conditions so this misunderstanding does not happen again.

Motion: Joe Lyon moved to pay the bill as stated.

Second: Janet Shull

Vote: Unanimous

Motion passed

j. Roundabout: Same as reported at the annual meeting.

14. New Business:

a. Membership Concerns from the Annual Meeting: Parking stripes for the clubhouse parking lots are on Management's list of completing this year. Calcium buildup on the windows will be investigated by Management. New rollers on the patio sliders in the clubhouse have been ordered. Mailboxes flooding is addressed in 13. Old Business, c.-d.

15. Adjourn Meeting:

Lee Ann Reid called for the meeting to adjourn at 2:45 PM.


Lee Ann Reid, President

09-11-2023
Date

Sam Logozzo
Sam Logozzo, Secretary
09/12/2023 03:13 PM