**LEISURE PARK HOMEOWNERS ASSOCIATION INC.**

**1st QUARTER MEETING OF THE BOARD OF DIRECTORS**

**MINUTES**

March 16, 2026

1. Lee Ann Reid called the meeting to order at 10:00 AM.

2. Roll Call: Present: Lee Ann Reid, Ed Cannon, Larry Rucshner, Joe Lyon, and Aaron Pogue, Property management. Absent: Norm Fuller

3. Approval of the Previous Meeting Minutes: Lee Ann Reid asked for approval of the December 15, 2025, Board of Directors Meeting.
   Motion: Larry Rucshner moved to approve the minutes. Second Ed Cannon
   Vote: Unanimous Motion Carried

4. Correspondence:
   a. Karen Erickson requested changes to the exercise room. There is a process for changing things, and she will need to follow that procedure. Lee Ann will contact her with the information so that she can proceed appropriately. Thus, this is not a Board action. Equipment is donated by the residents. Property Management will coordinate with Maintenance regarding equipment removal and replacement.

5. Current Financial Position: Larry Rucshner reported year to date we have: Total Savings: $253,197.13. Checking Total: $32,653.27; CD: $232,000. Total Cash on hand: $517,850.40.

6. Management Report: Aaron Pogue suggested the Spring drive-around take place after April 10th. There are issues with the pond and a resident complained about the front doors being difficult to open by those with disabilities.

7. Water System Report: Norm Fuller, submitted a written report which indicates all operations meet specifications.

8. Social Club Report: Larry Rushner reported that the Social Club elections are in May and there will be several open positions. The discussion of the exercise room is not a Social Club issue and needs to be brought before the Board. Installation of a split door in the kitchen needs to be approved by the Social Club as they will be responsible for paying for it. Then it needs to be approved by the Board as it is a structural change to the building.

9. ACC Report: Joe Lyon reported that most applications have been for roofs.

10. Roads: Ed Cannon reported that we hadn't budgeted for road improvements for this year, however there are some spots that may need attention.

11. Old Business:
    a. Roundabout: Lee Ann Reid reported that the roundabout will be constructed this summer and as of yet we don't have a timeline from the City. As information becomes available talks with the City to express the interests and concerns of Leisure Park will be scheduled.

    b. Wagner: Aaron Pogue reported that the funds have been received and the lien has been released.

    c. Approval of CCR amendments: Discussion, how to get the information out to the residents, using the email listing, article in the Leisure Park Newsletter and posting on mailboxes, holding informational meetings, prior to the Annual Membership meeting was discussed. As a result of several workshops and opinions from legal counsel the following motion was made:
    Motion: Larry Rucshner moved to approve the CCR amendments as presented and place them on the ballot for action at the June 9, 2026, Annual Membership Meeting. Second: Joe Lyon
    Vote: Unanimous Motion Carried

    d. Rules and Regulations Amendments: Joe Lyon moved to approve the Rules and Regulations updated as presented. Second: Ed Cannon
    Vote: Unanimous Motion Carried

    e. $200.000.00 of the right-of-way purchase by the City of Hayden was rolled into a CD.

    f. Leisure Park insurance agent has been changed from Kuespert Insurance to Carlson Insurance.

12. New Business
    a. Discussion: Creating a committee to make recommendations to the Board regarding Club House improvements, repairs, amenities, etc.
    Motion: Joe Lyon moved to approve the creation of a committee by the Boar to prioritize clubhouse safety issues/repairs/replacements/improvements. Second: Ed Cannon
    Vote: Unanimous Motion Carried

    b. Motion: Joe Lyon made a motion to approve the Social Club job description for greeters as presented. Second: Larry Rucshner
    Vote: Unanimous Motion Carried

    Motion: Joe Lyon made a motion to approve the Social Club job description for event leaders.
    Vote: Unanimous Motion Carried

c. Leisure Park Tax Return for 2025 will be prepared by the CPA firm of Magnuson McCue.

d. Discussion: At the recommendation of the Magnuson McCue accountant, to mitigate capital gain taxes on the proceeds from the sale of the right-of-way to the City of Hayden, the best result was to charge a “net zero” assessment notice to homeowners.

   Motion: Larry Rucshner moved to approve an Assessment Notice to homeowners which results in a net zero cost to the homeowners. Second: Ed Cannon
   Vote: Unanimous Motion Carried

e. Western States contract renewal for another 3 years.

f. Designated Voter Sampler. Ballots to go out by May 10. We need residents’ meetings prior to May 10. Need 3 meetings on different days and different times. Ed will prepare presentation.

g. Discussion: Nominating Committee needs to be established by March 27th. Nominations to be turned in by April 20 to the office to be on the ballot. After that, they can be written in at the annual meeting. Motion: Joe Lyon moved that we appoint a Nominating Committee of three members.
   Vote: Unanimous Motion Carried

h. Annual Meeting/Election schedule: Annual meeting, June 9 2026, at 7:00 PM. A notice must be out by May 30th with April 20th as a preferred date. Ballots will be sent out by May 10th. Absentee ballots must be in by May 26th. Management requested that all names, profile, etc. of those running for office be turned in by April 20th. In addition, candidate nominations must be submitted with both the nominator’s and the nominee’s signatures no later than May 1st.

i. Mailing packets will include notice, agenda, ballot, and meet the candidates.



13. Other Business:
   a. Research if selected contractor will install temporary construction fencing.
   b. Schedule workshop to discuss replacement fencing.

Adjourn Meeting: Lee Ann Reid adjourned the meeting at 11:09 AM.

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Lee Ann Reid, President Norman Fuller, Secretary