

LEISURE PARK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
June 10, 2025

The meeting was called to order at 7:00 PM.

INVOCATION:

Mike Young gave the Invocation. Lee Ann Reid led the Pledge of Allegiance.

ESTABLISHING A QUORUM:

Lee Ann reported that we reached a quorum as the number of absentee ballots satisfied the requirement.

APPROVAL OF PREVIOUS MINUTES:

Lee Ann Reid asked for approval of the minutes of the June 11, 2024 Annual Meeting.

Motion: Ed Cannon moved to accept the minutes as presented.

Second: Larry Rucshner

Vote: Unanimous

Motion passed

WELCOME NEW RESIDENTS:

Cindy and Mike Flynn, Gilbert and Diana Garcia, and Loren and Christy Tarbell

STANDING COMMITTEE REPORTS:

Architectural Control Committee: Joe Lyon reported the ACC has had 30 requests for property improvements. Everything is running smoothly. Asked the attendees if anyone had any issues? No response.

Review of 2023 Income and Expenditures: Larry Rucshner reported the total income for the year 2024 was \$195,915.57. Our current year-to-date balance is \$246,975.96. We have had a few unexpected expenses, such as the kitchen leak, which was estimated at \$6,000 for repairs, and a crack in the reservoir was repaired at the cost of \$4,400.00. At this point in the year, we are running about \$11,000 under budget.

Grounds: Sam Logozzo reviewed the completion of the Ramsey Entrance landscape, the irrigation water schedule, asking residents to follow it as it helps the water system balance. He suggested if you receive a dandelion letter to consider hiring a lawn service to fertilize/weed kill each spring. We replace one mailbox a year, attempting to retire boxes that are sticking and not working properly. He asked for help in putting up the annual Christmas lights in November.

Water System: Joe Lyon reported that the water system continues to function well. The Chlorine Levels are normal. Our water quality (chlorine level) is professionally checked daily by Victory Enterprises to ensure safety.

Roads: Ed Cannon reported that the road repair work (overlays, patching, and sealcoat) was completed, and the cost was \$311,000.00. This year, we will fill some cracks on Indywood Drive and install two drywells for drainage.

Building: Lee Ann Reid reported that a major leak in the kitchen is being repaired. The Board is aware that the clubhouse needs new windows, doors, and insulating properties. Lee Ann thanked the Social and Decorating Committees for keeping the clubhouse in top shape with seasonal decorations and ongoing activities.

Completed Projects: The Ramsey Entrance landscape has been completed. We have reached a right-of-way agreement with the City of Hayden, which has been in process for the last eight years. The reservoir leak has been fixed.

Clubhouse Reservation: Sam Logozzo reported six reservations so far this year. He thanked all who used the clubhouse for leaving it clean and in good condition. Only the main room, kitchen, and patio can be used for resident-sponsored events. The pool room, card room, workout room, and hot tub may not be reserved.

Management Report: Aaron Pogue delivered the Management report.

Violation Letter: If you have received one, please contact the office if the violation has been resolved.

Tree Removal: Please file an ACC request for the removal and replanting of a tree, particularly if it is the only tree. We should keep a minimum of one to two trees in the front yard.

Mailbox installation: We will coordinate with the post office, and a new mailbox will be installed this summer on Dogwood Lane.

Backflow tests: Everyone with a sprinkler system must file a yearly backflow test record with the office. These are due July 1st. If your test fails, you must get it repaired, retested, and get the results to the office.

ACC Requests: All major, outside home projects need to be approved by the Architectural Control Committee.

HOA Dues: They are due by the 1st of each month and are considered late by the 10th. You can pay monthly, quarterly, semiannually, or yearly. If not paid by the 10th, a late fee is applied.

UNFINISHED BUSINESS:

Lee Ann Reid reported that the Honeysuckle Roundabout will likely start in 2026. Leisure Park sold roughly a half-acre of land for approximately \$233,000. This agreement will close in the next few days. When construction is started on the roundabout, the Ramsey Entrance and Exit will be closed to keep outside traffic from cutting through Leisure Park.

Polls closed at 7:43 pm.

NEW BUSINESS:

Open Forum:

JoAnn Dawson: Requested that people stop at the stop signs in Leisure Park.

Sue Beary: Asked that stop signs be placed at the Honeysuckle Exit for the people crossing in front of drivers leaving Leisure Park?

Linda Elliot: Safety concern in the clubhouse. No sprinklers or easy exits for residents to leave in the event of a fire. The sliding doors are difficult to unlock and open for many people. Push handles/bars on doors would save lives. A power door at the front main doors would help people enter who are in wheelchairs or walkers.

Tricia Ryan: Heavy traffic leaving the Ramsey Exit, making it nearly impossible to turn left. Could we ask the city to put stop signs on Ramsey to stop traffic so we can exit?

Bev Henderson: What is the transfer fee that the Board can no longer charge?

Jan Somerville: Suggested that some of the money the city has paid for the land be used to purchase a sound barrier fence to quiet the noise from Ramsey. Could speed limit signs be put on Ramsey to slow traffic down?

Cobie Schuchard: Agreed with the excessive noise on Ramsey.

Linda Elliot: Suggested putting Arborvitae back on Honeysuckle.

Sonja Chesla: Agreed that Arborvitae blocks noise. People are speeding at the entrance. Vehicle noise, especially in the morning.

Marty Gustafson: We have residents who require extra help with home repairs, etc. and may not have family near to assist them. She was pleased that someone has volunteered to help in the newsletter.

Helen Lynch: A tree, which was removed in the common area, now needs grass seed for cover.

Norm Fuller: Suggested purchasing a LifeVac—a life-saving choking device for the clubhouse.

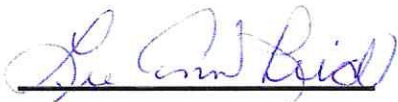
Jeannie Logozzo: Appreciated the opportunity for people to offer suggestions, ask questions, etc. She thanked the Board and Management for the excellent job they have done on behalf of our residents.

Report on Election Results: The quorum was met at 110 residents. Larry Rucshner received 102 votes, Norm Fuller received 93 votes, Sharon Cummings 56.

The Board of Directors' meeting will be @ 10:00 AM, Monday, June 16, 2025.

Meeting adjourned at 8:06 PM.

Respectfully submitted by Sam Logozzo



Lee Ann Reid, President



Date



~~Sam Logozzo~~, Secretary

Norm Fuller