

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' SPECIAL MEETING
December 16, 2024

1. **Ed Cannon** called the meeting to order at 1:05PM
2. **Roll Call:** Present: Ed Cannon, Sam Logozzo, Larry Rucshner, Denise Hall, and Aaron Pogue/Management.
Absent: Lee Ann Reid, Joe Lyon-- Guests: none present
3. **Approval of September 16, 2024:** Ed Cannon asked for approval of the minutes from the September 16, 2024 Board of Directors' Meeting.
Motion: Sam Logozzo moved to approve the minutes of the September 16th meeting.
Second: Larry Rucshner
Vote: Unanimous Motion Carried
4. **Approval of November 12, 2024:** Larry Rucshner moved to approve the minutes from the November 12, 2024 special meeting.
Second: Sam Logozzo
Vote: Unanimous Motion Carried
5. **Correspondence:** None to report
6. **Current Financial Position:** Denise Hall reported. As of November, we have \$18,557.12 in checking and \$179,992.19 in reserves. As soon as our budget is approved, we can make the 2025 pie chart which will be posted on the website.
7. **Management Report:** Aaron Pogue reviewed the submitted report. The generator is serviced, and the diesel tanks are topped off. The old water pressure tanks were removed by year's end. A new pressure tank was installed in November, and pressure pump #3 was replaced. Waggoner's late dues are \$782.00, of which \$280.00 are late fees. Six months behind in payments. We have filed a lien against the estate. There is a new law--Corporate Transparency Act (CTA). Our accountant is unable to file the paperwork for this. If we need to report on this new law, Magnuson McHugh will do the legal reporting for us. Mia Fehr is 60 days past the first letter we sent regarding the weeds/hoses in the parking area. She will be sent a board-directed second letter in January.
Motion: Sam Logozzo moved that management send a Board directed 2nd letter to Mia Fehr.
Second: Larry Rucshner
Vote: Unanimous Motion Carried
8. **Social Club Report:** Larry Rucshner reported that the updated SC Guidelines need to be approved by the Board. The Newsletter is \$24 mailed and \$11 emailed. Directories are \$6.00.
9. **ACC Report:** Joe Lyon was absent
10. **Roads:** Ed Cannon, nothing to report.
11. **Water System:** Bob Chandler has not reported any inadequacies at this time.

12. Old Business:

- a. **Roundabout:** Lee Ann Reid—absent. The Board will meet with the city in early January.
- b. **Kootenai Stability and Resilience Group:** Joe Lyon was absent.
- c. **Quick Books and Accountant Meeting:** It was determined that nothing can be done at this time. Management asked that this be taken off future agendas.
- d. **2025 Workshop on CC&R amendments:** See item J below.
- e. **Spruce Tree agreement** Linda and Cathy Eliot. Management sent them a second email and we have had no response.
- f. **DEQ Repairs:** We are holding off on the crack repair until we have the tank cleaned.
- g. **Waggoner Lien:** Discussed in #7 Management report.
- h. **Fir Trees at Ramsey entrance:** The dead trees have been removed and Victory Enterprises will replant new trees April 1, 2025. The trees were under warranty and will be replaced without cost.
- i. **Items for improvement included in 2025 budget yet to be approved:**
 1. Two in-ground pumps \$94,000.00
 2. Buffer for unexpected repairs \$10,000.00
 3. Mailbox on Dogwood \$2,500.00
 4. Two street dry wells \$5,000.00
 5. Fence along Ramsey egress \$15,000.00
 6. Repair black edge trim and retaining block/install four fir trees—extras approved for Victory Enterprises
- j. **CC&R amendments workshop:** The Board will nominate/ask members of the Association to serve on a committee to review the current rules and regulations. Lee Ann Reid may pull some of the changes in rules that need to be made and get a jumpstart on the process. The committee should have one or two homeowners as chairs, then two or three homeowners as members, and two Board members overseeing it. The deadline is April, as that is when notices go out. The goal is to bring this to a membership vote in June 2025.
- k. **Non-compliant violations update:** None outstanding at this time.

13. New Business:

- a. **2025 Budget:** After considerable discussion, the Board decided to approve the 2025 budget.
Motion: Larry Rucshner moved to approve the 2025 budget as adjusted with the amounts listed on Item i under Old Business.
Second: Sam Logozzo
Vote: Unanimous Ed Cannon, Sam Logozzo, Larry Rucshner Motion carried
- b. **Variable Speed Pump update.** Installed and waiting for the bill.
- c. **Approve Social Club Guidelines:** The Board reviewed the guidelines.
Motion: Larry Rucshner motioned that we accept the Leisure Park Social Club guidelines as presented to the Board.

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

- d. **Transfer Fees:** Management discussed the new law that third-party people cannot collect transfer fees. The Association could not ask for transfer fees unless the fee language was grandfathered in the CC&Rs when they were initially written. They cannot be added now. Bottom line: Loss of transfer fees causes Management a loss of several thousand dollars per year. Transfer fees were supplementing the overall Management fees of the park. The question was asked if we could amend our CC&Rs to include transfer fees. A membership vote would be required.

14. Other Business: None

15. Adjourn Meeting:

The general meeting was adjourned at 11:15 AM by Ed Cannon. The next meeting will be March 17, 2025, at 10:00 AM.

Respectively submitted,
Sam Logozzo



Ed Cannon, Vice President

3-17-25

Date



Sam Logozzo, Secretary