

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS QUARTELY MEETING
March 7, 2022

1. **Lee Ann Reid** called the meeting to order at 1:00PM
2. **Roll Call:** Present: Lee Ann Reid, Ed Cannon, Brad Ehrlich, Sam Logozzo, and Denise Hall/Management. Absent: Janet Shull, due to illness. Guests present: Karen Holm, Carolyn Keefer, Dennis and Joan Roberts, John and Linda Wilson
3. **Approval of Previous Meeting's Minutes:** Lee Ann asked for approval of the minutes from December 6, 2021 Board of Directors' Meeting.
Motion: Ed Cannon moved to approve the minutes of the December meeting as sent.
Second: Brad Ehrlich
Vote: Unanimous
Motion Carried
4. **Correspondence:**
 - a. **Letter submitted by Bruce Eckhardt on December 22, 2021.** Regarding a parking problem and a rule infraction. The Board responded with a letter dated January 3, 2022 explaining the Board's position and remedies that have taken place to address the infractions.
 - b. **Letter submitted by Catherine Tinder on January 7, 2022.** A request that the Board put a reminder in the newsletter regarding homeowner's dues. Those homeowners who pay dues once a year often forget. Denise will put a reminder in the December newsletter.
 - c. **Mailbox issue.** Denise brought this to the board as a safety issue regarding Leisure Park property. The original mailbox was hit by a car. It was placed close to the pavement. The new mailbox is set 31 inches from the pavement. A Board Member measured six new mailboxes in the park and all were 31 inches. The complaint is that residents can no longer pull up and retrieve mail from their car. At this time the Board is not taking any action.
 - d. **Thank you notes.** The Board heard thank you notes from Carolyn Keefer and Denise Hall
5. **Current Financial Report:** Denise reported at the beginning of January we had \$15,525 in checking and \$148,881.50 in reserve. At the end of the month checking was \$37,164.30 and reserve \$148,999.79. An increase of \$21,756. Most of the increase is due to the residents who pay their dues annually in January. Management transferred \$20,000 from checking to savings as a result of the income from dues. The Board discussed elements of the budget: insurance, clubhouse cleaning, supplies for wells.
Motion: Ed Cannon moved to accept the budget as given.
Second: Brad Ehrlich
Vote: Unanimous
Motion Carried
6. **Management Report:** Board members reviewed Denise's written report. The focus this year will be on light pole and fire hydrant painting. Backflow tests were incomplete by four properties, letters were sent with no response. A new AED System is in place by the front doors and trainings are planned. A new First Aid Kit was purchased.
7. **Water System Report:** Ed Cannon reported that the Chlorine system is still having problems. The feed lines need replacing since over time the chlorine eats through the lines. The problem was taken care of by Bob Chandler, our water master. All systems are back to normal.

8. **Social Club Report:** Lee Ann Reid reported that the Board approved the spring and fall craft fair, much like the one held last year. The Social Club shared the cost of our new AED equipment with a check to the HOA Board of \$745.00. Very much appreciated! Everyone is welcome to attend AED training on May 9th. It will be advertised in the newsletter.
9. **ACC Report:** Ed Cannon reported approving two requests for decking and fencing. Sam Logozzo and Ed Cannon were subbing for Brad Ehrlich while Brad was away. Denise will remove Sam and Ed from the ACC email list. Brad will notify if a sub is needed.
10. **Enforcement Letters:** Two homeowners are behind on dues. Notices have gone out. Three rule infraction letters have gone out. The property at 1313 W. Leisure Drive has a leaking water valve for lawn sprinklers, which needs repair as the homeowner will not be able to use system. LeeAnn Reid will speak with homeowner requesting that repair must be done.
Motion: Brad Ehrlich moved to direct management to write a reminder letter to the homeowner indicating that this water leak must be repaired before May 31, 2022.
Second: Sam Logozzo
Vote: Unanimous
Motion Carried

11. Old Business

- a. **GPS Mapping of Water and Sewer systems and use of Avondale's System:** Bob Chandler was able to locate 90% of the water shut-offs. We are now listed on the Avondale mapping system with Bob having full access to our water system. We have a signed agreement with Avondale that satisfies our interest in the data should we build our own map in the future. Having our data on Avondale's system is a \$1500 savings for the HOA. Bob is the watermaster for both districts and coordinates services. Mapping sewer lines is in discussion with Bob Chandler. At this time, we will hold off going forward until the facts become clear. Denise will further this discussion with Bob Chandler.
- b. **Bird Sanctuary:** The garden will be removed as soon as weather permits. Sam Logozzo will get estimates on supply water for irrigation. Denise recommended two companies, Darnell and Advanced. A volunteer day will be developed to aid in clean up, pruning/cutting dead branches. Denise will put a notice in the April Newsletter for a work party in May.
- c. **Paving of Woodlawn Drive:** CDA Paving updated bid to \$77,649.85 on Feb. 15, 2022. Fuel costs are driving up the price. The Board discussed the new proposal and decided to accept as fuel continues to go up.
Motion: Ed Cannon moved to approve the latest bid with CDA Paving.
Second: Sam Logozzo
Vote: Unanimous
Motion Carried
- e. **Parking Issues:** A two-car driveway is permanent parking for three cars. There is nothing the Board can do unless we address a new rule to be included in the Rules and Regulation. A special working meeting will be scheduled to address the parking issues of Leisure Park.

12. New Business

- a. **Letters to Camara and Waggoner:** Legal action in the form of letter, from Peter Smith, HOA attorney, was sent to the **Waggoner Estate** on February 3, 2022 due to previous HOA communications being ignored. The Estate is behind on HOA dues. Since there is still no response, the Board has directed Lee Ann Reid to contact our attorney for directions in the next steps.

Denise recommended getting an active lien on the property right away so that the HOA is in the first position. The Board discussed options of putting lien on the property, getting the phone number of the grandson to attorney for a contact, or doing a sheriff delivery. Denise will pull up a preliminary title report before Lee Ann contacts the attorney.

Legal action in the form of a letter, from Peter Smith, was also sent to the **Camara Property** on February 3, 2022 for late HOA dues and rule infractions. They have responded and are making attempts to correct the infractions and pay dues.

Legal fees will be the responsibility of the homeowner/estate.

Motion: Sam Logozzo moved that LeeAnn Reid contact our attorney to find out what the next steps would be in the Waggoner Trust Estate.

Second: Brad Ehrlich

Vote: Unanimous

Motion Carried

- b. **Engagement Agreement with Smith and Malek:** A letter was received February 3, 2021 with terms of agreement. They will continue to represent the HOA for the coming year.
- c. **HOA dues and long-term planning:** It was suggested hiring a long-term planner for help in developing a plan once the resident survey is completed by the Association.
- d. **Ramsey Rd and Honeysuckle Interchange:** The proposed round-a-bout at the corner of Honeysuckle and Ramsey has been postponed until 2025. This will postpone LP entrance modifications.
- e. **Insurance quotes and report of current insurance policies:** Insurance rates have increased to record levels. Management is in process of securing new bids from other insurance companies hopefully to reduce the expense. We are in the process getting quotes.
- f. **Annual Meeting preparation—Election Committee/Nominating Committee/Deadline:** Annual meeting is June 14, 2022. Nominating committee will consist of Sam Logozzo, John Wilson and Denise Hall. The nomination form and information will be put on leisurepark.org. Open nominations will be announced at the St Patrick Day Dinner for residents. Nomination forms will be in the Leisure Park Office. Nominations must be completed by March 31st. All absentee ballots must be mailed by May 13th. Absentee Ballots must be turned in by May 31st. Denise will find out when the designated voter forms are to be completed. Sam Logozzo will contact Kris Dietz to see if she is willing to chair the election committee. The election committee will handle the quorum as we have 314 people/homes and we need to have 35% quorum. The pie chart and survey will be included in the packet. The spring letter should include five reminders: *Rules—dandelions, shrubs, *RV parking on the street, *Pet waste on yards, *15 mph speed limit, *Modifications on outside submitted to ACC. Financials and minutes will be handed out at the annual meeting.
- g. **Resident survey:** A survey will be put together by the Board through workshops this spring. The survey will be included in the annual election ballot to gain input from the Association. First Board Workshop is March 15, 2022. The Board will prepare the survey and have it ready for mailing on May 13th.
- h. **Table Refinishing:** Thanks to Bob Dietz. The Board will personally share in the purchase of a gift card as a thanks to Bob.
- i. **Water Testing and CCR:** Bob Chandler reported through management that the State is increasing water testing this year. This will be a \$1000 increase in testing fees. Every year we provide a Consumer Confidence Report (CCR). A copy of this is on leisurepark.org in the documents section.

Any homeowner can print a copy from the website or ask the office to provide a copy at ten cents a page. It is also available on the desk by the chairs in the clubhouse.

- j. **Pie Chart for 2022 budget and 2021 actual expenses:** We will provide pie charts for the Association to compare costs at the annual meeting.

13. Other Business

A homeowner at 872 W. Woodlawn Drive: A letter was submitted regarding flooding in his back yard but has since withdrawn the complaint. The letter is on file.

A homeowner at 837 W. Woodlawn Drive: A letter concerned about of a TDS asphalt patch in the pavement in front of the driveway. Pictures were taken.

Motion: Ed Cannon moved that management contact TDS to have them fix the sinking asphalt in front of the driveway.

Second: Sam Logozzo

Vote: Unanimous

Motion Carried

A complaint letter written: A letter submitted regarding a tree at the corner of Dogwood and Leisure Drive which is blocking the view of traffic. The tree needs to be trimmed up to four feet to increase the visibility.

Motion: Sam Logozzo moved that management write a letter to the property owner to increase the clear view triangle of the tree.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

Management: Denise reported that all the fire extinguishers were serviced as of February 15th. The Annual Report was filed with the Secretary of Idaho. On Wednesday March 9th, Assurance Fitness Repair will tune up two treadmills, three recumbent bikes and one recumbent exerciser. This is done once a year. At the end of this year the Board and Denise will negotiate a new management agreement and lease agreement. The contract expires 12/31/22.

The Board acknowledged the Association members attending the meeting. Two comments were made.

14. Adjourn Meeting:

Lee Ann Reid asked for a motion to adjourn the meeting.

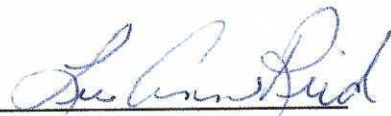
Brad Ehrlich moved that we adjourn the meeting

Second: Ed Cannon


Vote: Unanimous

Motion Carried

Meeting Adjourned at 3:45 pm.


Lee Ann Reid, President

5-9-2022
Date


Sam Logozzo, Secretary