

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS' QUARTERLY MEETING, March 17, 2025

1. **Ed Cannon** called the meeting to order at 10:00 am
2. **Roll Call:** Present: Ed Cannon, Joe Lyon, Sam Logozzo, Larry Rucshner, Denise Hall and Aaron Pogue/Management. Absent: Lee Ann Reid, due to knee replacement
Guests: Linda Elliot, Cathy Elliot
3. **Approval of Previous Meeting's Minutes:** Ed Cannon asked for approval of the minutes from the December 16, 2024 Board of Directors' Meeting.
Motion: Larry Rucshner moved to approve the minutes.
Second: Joe Lyon
Vote: Unanimous Motion Carried
4. **Correspondence:** Letter from Cathy Elliot to be discussed in 11.c. below.
5. **Current Financial Position:** Larry Rucshner reported. At the end of 2024, the total cash on hand was \$195,915.57, which includes \$161,536.16 in reserves and \$34,379.41 in checking. In January 2025, the amount deposited was \$93,580.00, and the total cash at the end of the month was \$228,906.64. In February, the deposits were \$24,330.00, with a total at the end of February of \$240,387.57. It was noted that prepayments were made in December and January. These are residents paying quarterly, bi-yearly, or yearly.
6. **Management Report:** Aaron Pogue presented the management report. Trees that died at the Ramsey entrance will be replaced in April; Mia Fehr has not responded to two infraction letters that the Board has sent. A hearing date will be set to discuss actions. The well repairs were slightly over budget by \$290.00. A plan is being developed to be sure that winter clubhouse potlucks or dinners have the drives shoveled or salted to reduce the chance of residents falling.
7. **Social Club Report:** Larry Ruschner reported that the 3rd drawer on the island was not working. Aaron Pogue said that Dan Sasser had repaired it at no charge. A thank-you note needs to be sent to Dan. An audit was completed, and the Social Club passed with flying colors.
8. **ACC Report:** Joe Lyon reported a very quiet winter and the group has not met.
9. **Roads:** Ed Cannon reported cracks are forming on Indywood Dr. Ed suggested that we walk or drive around the Park to check on all roads in April.
10. **Water System Report:** Joe Lyon reported water testing was only 11 to 12 times a month when it should be daily. Bob Chandler, our water master, said that Leisure Park is exempt from that rule, but we are still in the parameter of the law. Management will confirm with Bob Chandler that we are meeting the standards of the law. If not, we will request Victory Enterprises to test every other day.
11. **Old Business:**
 - a. Roundabout-ROW-Lee Ann was absent. We are waiting for a revised contract from the city reflecting their acceptance of our counteroffer.
 - b. Kootenai Stability and Resilience Group—Joe Lyon had nothing to report. The Board decided to take this off the agenda—but could return when a plan is developed.
 - c. Spruce Tree agreement: Response to the Board's shared property agreement was received on 12/16/24 from Kathy and Linda Elliot. Ed Cannon read a formal summary from the Board (on file) stating that we could not agree to their plan and rescinded our original offer. The tree will be removed per the Board's original tree plan of 2023. The Board listened to an appeal from Linda Elliot in response. The tree will be removed the next time the Board has a tree service working in the Park.
Motion: Larry Ruschner moved that we deny Elliot's request for changes, rescind the shared property and maintenance agreement, and have the subject tree removed the next time the tree service is in the Park.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

- d. Waggoner Lien and elapsed time for tax lien process: A tax lien was filed on 10/11/24. The Waggoners have until June 24, 2025, to pay their taxes on the property. If they ignore it, then there will be a public hearing on July 8, 2025, at the courthouse, and the property will be auctioned off in a tax sale. Leisure Park will be unable to recoup any dues or penalties as tax deeds do not allow it. The only choice is to let this play out.
- e. Fir Tree at Entrance plan: On April 1, 2025, Victory Enterprises will select new trees to be planted at the entrance to replace the dead ones.
- f. Items for improvement included in the 2025 budget status:
 - i. Mailbox on Dogwood (\$2,600.) Management will order and install. Rebecca, our mail carrier, will move two addresses from Fairview to the new box, and Management will send notices to residents to exchange keys.
 - ii. Two street dry wells (\$5000) are budgeted. When bids are received, Management would like to change one dry well location from the south parking area of the Clubhouse to the south part of the circular driveway due to excessive water/ice accumulation during winter months.
Motion: Larry Ruschner moved to change the location of one dry well from the South Parking area to the south side of the circular clubhouse parking area, subject to an approved bid.
Second: Sam Logozzo
Vote: Unanimous
Motion Carried
 - iii. Fence along Ramsey egress (\$15,000.00) The board decided to get bids and finish this project. This will finish the entrance, and the tarps can come down.
 - iv. Repairing black edge trim will be one of the small extra projects Victory Enterprises will do this year.
- g. CC&R Amendment Workshop: A date was set to work on a plan to update our Rules and Regulations on March 25, 2025, at 10:00 a.m. In preparation for this meeting, the Board will review Article 7 of the CC&Rs, The Rules and Regulations and amendments, and the flag law of Idaho.
- h. Non-compliant violations update covered in the Management Report (Item 6). The Board will set a hearing date with the resident on March 31, 2025, at 10:00 am.

12. New Business:

- a. The nominating committee should be formed by March 27, 2025. Joe Lyon, Sam Logozzo, and Denise Hall were recommended.
Motion: Sam Logozzo moved that a nominating committee be appointed. The members are Joe Lyon, Sam Logozzo, and Denise Hall.
Second: Larry Ruschner
Vote: Unanimous
Motion Carried

Note: After a review of the By-Laws, A Waiver of Notice and Unanimous Consent was issued on 3/17/25. According to the bylaws, Article 4.2.1 states that one board member can be on the committee as Chairperson and two more association members. Let the minutes of this meeting (3/17/25) reflect that the Nominating Committee will consist of Joe Lyon as Chairperson, Denise Hall, and Kris Dietz. All Board members signed and agreed.

- b. The audit report of LP Social Club books for 2024—a copy of the audit was presented in the meeting packet and a copy is placed in the corporate records. The auditor found no issues.
- c. Change of insurance agent/company: We are currently using Kuespert Insurance. They are not responsive to questions. Management would like to find another broker but maintain our policy with Liberty Mutual. Management asked the Board to recommend another insurance broker.

- d. Attorney: ROW, Waggoner lien, transfer fees, set up fees, contributions or special assessments on new owners, CC&R amendments. This is a list of things that need to be discussed with the attorney eventually. No action from the Board is needed at this time.
- e. Annual Meeting/Election schedule: Meeting June 10, 2025, at 7:00 p.m. A notice must be out by May 31st, but April 21st is a preferred date. Ballots will be sent out by May 11th. Absentee ballots must be in by May 27th. Management requested that all names, profiles, etc., of those running for office, be turned in by April 21st.
- f. Mailing packets or handouts should include notice, agenda, Meet the Candidates, ballot, reminder letter, pie chart, and minutes.

13. Other Business:

- a. Big Sky Corporation bid for Leisure Park Tank Repair. The bid came in at \$3,850 for a complete repair of a slow water leak in the reservoir. The Board discussed questions regarding a warranty of work, and whether a permit is required. Denise will get answers to these questions and then generate a Unanimous Consent for the Board to review and sign.

The general meeting was adjourned at 11:39 a.m. by Ed Cannon.

Respectively submitted,
Sam Logozzo


Ed Cannon, Vice President

6/16/25
Date


Sam Logozzo, Secretary