

LEISURE PARK HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING  
June 11, 2024

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 13, 2023 Annual Meeting.

Motion: Janet Shull moved to accept the minutes as presented.

Second: Ed Cannon

Vote: Unanimous

Motion passed

**WELCOME NEW RESIDENTS:**

Karen and Ken Chariton, Kathi David

**STANDING COMMITTEE REPORTS:**

**Architectural Control Committee:** Joe Lyon reported the ACC has had 31 requests for property improvements. Last year, 2023, we had 81 total requests. Fences, roofs, yard improvements, and painting the homes are the most requested.

**Review of 2023 Income and Expenditures:** Janet Shull reported the total income for the year 2023 was \$341,226.55. The total expenses were \$466,077.59. The expenses exceeded our income by \$125,051.14. The extra costs were the overlay pavement/sealing of the roads throughout the Park. Our current checking account is \$45,106.51 and the current reserves are \$125,754.04. The profit/loss and pie chart are available on [leisurepark.org](http://leisurepark.org) under the HOA documents tab. The Association has received \$48,328.00 for our special assessments. We have an outstanding balance of \$41,162 that is due by 9/01/24. If not paid by that date a \$50.00 late fee will be assessed. At the end of the assessment, the Association will receive a total of \$89,490 which is earmarked for replacement of the well pumps when they fail.

**Grounds and Maintenance:** Sam Logozzo reviewed the irrigation water schedule and asked that it be followed 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. The mailboxes survived the last big rain as no flooding was noticed. We replace one mailbox a year attempting to retire boxes that are sticking and not working properly.

**Water System:** Ed Cannon reported that the water system continues to function well. The special assessment will be on a separate line item to be used to replace one or both of the well pumps when they fail. The 2023 water quality report is available on [leisurepark.org](http://leisurepark.org) under the 2023 disclosures

and on the bulletin board in the library. Due to the fact that our water system tests excellent year after year, the reservoir can wait to be professionally cleaned when there are several in the area needing to be cleaned. This will save the Association money. Our water quality (chlorine level) is professionally checked daily by Victory Enterprises to ensure safety.

**Roads:** Ed Cannon reported that today was the final day of the three-year road maintenance program! Over the last three years we have spent over \$300,000 on repairs needed to get the roads back to a manageable condition. Now a two-year break will happen as we rebuild our reserves. Then in 2027, a maintenance plan will keep the roads in good repair for the future. This year we will install some drywells to help get rid of unwanted standing water on our new pavement.

**Building:** Lee Ann Reid reported that a new AC unit was installed, the fountain required two new pumps, the hot tub required a new pump, and a new blower motor was installed in the dehumidifier in the hot tub area. As reserves grow, the Board will work with the Social Club to identify areas of the clubhouse for improvement/remodel.

**Completed Projects:** The Ramsey entrance landscape has been completed. The Ramsey Roundabout project is on hold pending the city's interest in moving forward with the project.

**Clubhouse Reservation:** Sam Logozzo reported reservations are going well. He thanked all who used the clubhouse for leaving it clean and in its general 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.

Grounds: Even though the entrance landscape is complete, the Board may decide to add a fence along the north side that matches the fence on the south side.

Backflow test: Everyone with a sprinkler system must have their backflow professionally tested each year. All reports should have been turned in to the office by June 1<sup>st</sup>. Mike Paulsen will do this for you if he tests your system. We need 100% compliance as it is state law.

Clubhouse: We thank Jake Schwartz and Bob Dietz for repairs to the chairs and table tops.

ACC Requests: All outside home improvements, changes to property, etc. must be approved by the ACC. You are welcome to attend their meeting as they discuss your request.

HOA Dues: Dues are due on the 1<sup>st</sup> of each month and past due on the 10<sup>th</sup>. If payment is not received by the 10<sup>th</sup>, a \$5 late fee is added. You may pay dues monthly, semi-annually, or annually. Everyone is current on HOA dues.

Political Signs: Please refer to the Rules and Regulations 1.8 regarding yard signs and remember that political flags are not permitted.

### **UNFINISHED BUSINESS:**

The Honeysuckle Roundabout was reported in **Completed Projects**.

### **NEW BUSINESS:**

**Open Forum:** One comment that the Honeysuckle sprinklers are on every night. The Board will check that out.

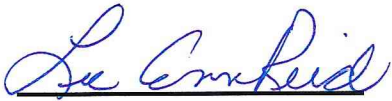
**\*Update** - Paulsen's reported new grass has been planted where the arbs were and we are on a temporary schedule to establish that grass. The normal schedule is three days a week once the grass starts growing.

**Report on Election Results:** The quorum was met at 110 residents. Lee Ann Reid received 116 votes, Ed Cannon received 109 votes, Joe Lyon received 81 votes, and Larry Rucshner received 71 votes.

The Board of Directors' meeting will be @ 1:00 PM, Monday, June 17, 2024.

Meeting adjourned at 7:39 PM.

Respectfully submitted by Sam Logozzo

A handwritten signature in blue ink, reading "Lee Ann Reid", written over a horizontal line.

Lee Ann Reid, President

A handwritten date "6/10/25" in blue ink, written over a horizontal line.

Date

A handwritten signature in blue ink, reading "Sam R. Logozzo", written over a horizontal line.

Sam Logozzo, Secretary