

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
June 14, 2022

Meeting was called to order at 7:00PM.

Invocation

Larry Ewert gave the invocation. Lee Ann Reid led the Pledge of Allegiance.

Establishing a Quorum

Lee Ann reported that we reached a quorum. We had 148 and we are required to have 110.

Approval of Previous Minutes

Lee Ann Reid asked for approval of the June 8, 2021 Annual Meeting.

Motion: Doug Wheeler moved to accept the June 8, 2021 Annual Meeting minutes as presented.

Second: Carolyn Keefer

Vote: Unanimous

Welcome New Residents: Clyde and Cathy Peppin, Tom and Lois Getzfrid, Rick and Char Wilson

Website Information

Sam Logozzo presented the leisurepark.org website. Under the HOA DOC button you will find important HOA documents, e.g. CCR's, Rules & Regulations, ACC and Clubhouse Reservation forms, meeting agendas and minutes.

STANDING COMMITTEE REPORTS:

Architectural Control Committee: Sam Logozzo reported that all changes to landscape and outside home modifications need to go through the ACC. They are there to help the home owner understand our Rules and Regulations and insure the uniformity of the park landscape.

Review of 2020 Income and Expenditures: Janet Shull reported on the cash basis through May 31, 2022. Our Income is \$98,325.54 and Expenses are \$121,880.73, resulting in a negative balance of \$23,555.19. Two major items affecting this are our annual insurance premium of \$25,070 and the down payment on the Woodlawn Drive Road project of \$39,000. As of May 31, 2022 we have \$8,051.42 in checking and \$144,018.27 in reserves. The annual budget and a Pie Chart of Expenses are posted on the leisurepark.org website under the HOA DOC button.

Grounds and Maintenance: Ed Cannon reported that one of our largest expense categories of our annual budget is the upkeep of the Association's Grounds. This year it is \$70,000 or 31 cents out of every dollar of dues. We are developing the last section of the bird sanctuary taking out an outdated garden, installing sprinklers, and trimming dead limbs out of existing trees. Ed reminded us to set our sprinkler timers consistent with the watering map. Woodlawn Drive will receive an overlayment this summer. Approximately 75 homes will be affected. This will cost \$78,000 and drop our reserves below the minimum reserve target of \$100,000.

Long-Term Planning: Ed Cannon reported that the Board's ability to meet many of our long-range planning goals has been hindered in the past by the limited income stream. There is a backlog of maintenance items that should be done but can't be done. The Board has increased the monthly dues to \$90, beginning next January, to attempt to address those needs. First on the list is the upkeep and overdue maintenance on our roads. We will budget \$30,000-\$45,000 annually for up to four years beginning the summer of 2023, while re-building our reserves account to a new minimum level of \$150,000.

Enforcement Issues: Ed Cannon reported that last fall we distributed the new Rules and Regulations Booklet to all residents. In it is a section dedicated to enforcement procedure. This procedure can only be initiated after the Board receives a written report (by letter or email) describing a violation by a homeowner. Renters need to contact the property owner, who then submits the violation to the Board. It's important to note that we will never reveal the names of the complainants to the violator.

Vehicle Parking: Ed Cannon reported that the Board has received several written complaints by residents. As a result, we have amended the Rules and Regulations to clarify the intent of the CC&Rs. The violations have been resolved and we thank the homeowners involved for their understanding and cooperation in complying with the rules. We will provide four reserved parking places for long-term visitors, two at each end of the clubhouse parking area. They can get a parking pass from Management and place it on the dash of their car.

Management Report: Denise Hall delivered the management report.

GROUNDS:

Replacement Mailbox: Cluster replaced between the Morgan and Norton's home due to damage by a vehicle. Owner insurance paid for the damage.

Goal for Flowers and Fountain: Flowers were planted and fountain was up and running by Memorial weekend.

Dandelions and Arbs: The Board asks that residents treat lawns for dandelions to keep them from spreading. Arbs next to home or used as a fence line are to be pruned to the eave height of your home. Even if the Arbs are extremely high, they need to be cut to the height of the gutters. There should be no exceptions. The Board sent out letters recently to inform residents who need to comply with the Rules and Regulations.

TDS: They have repaired most of their street pot holes. One is still outstanding.

New Parking Rule: The Board amended the Rules and Regulations in May. This rule has been added to leisurepark.org under the Rules and Regulation button. Cluster parking at a couple of homes resulting in extra vehicles continuously parked in the clubhouse area have been the most common complaints. This was never intended a permanent solution—it is a temporary (two weeks or less) parking area.

Reed Road Vinyl Fencing: The fencing was vandalized to the South in the treed area. The police have a good idea of who did this and are waiting for the investigation to be completed. We hope the police will be able to tie the violators to the fence damage, so we will get a resolution.

Board Work Party: Earlier this spring, several Board members cleaned up the garden area. They are developing the area by installing a sprinkler zone and trimming up the old growth trees.

WELLS AND PUMPHOUSE:

Backflow Test: Everyone with a sprinkler system is required by State Law to have a backflow check by JUNE. Please be sure that it is completed. If you don't turn one in, then the association spends money sending out letters. In past years there have been reminder notices sent out three times!

This is an unnecessary expense to the association. If you do not have a sprinkler system, come to the office to file an affidavit of no Sprinkler System.

Water Main Broke: A watermain broke in front of the pumphouse due to a cracked pipe. A few residents were without water for three hours while repairs were quickly made.

LP Water System: There is now a GPS map of our water system. Shut off valves have also been located with the exception of 28 valves. Bob Chandler (watermaster) has recommended homeowners drive a piece of rebar by the shut off valves in case they get buried. They can be located by metal detector.

CLUBHOUSE:

Jacuzzi: It is up and running. The oil problem has been solved by replacing the moisturizing soap in the showers with regular soap. It has been five to six months without a repair!!

AED System: This was installed in clubhouse. Ongoing training and support will be supported by Doug Wheeler.

Clubhouse Tables: They have been sanded and refinished by Bob Dietz—Thank you, Bob!

Food Bank: Thank you to Cal and Jennell Farrer for collecting and delivering our food donations! Our residents have been very generous.

MISC:

HOA Dues: Three homeowners are behind. One was resolved with a letter from the Association's attorney. Another resolved once the home closed. The third is ongoing at the moment.

Vasseur Enterprises: Our new subcontractors are working well. They are able to keep up with the demand of caring for the grounds and other LP needs. The Board approved \$3000 for a one-time "focus" job for painting light posts, fire hydrants or the Ramsey Rd fence.

Enforcement Policy: This policy has been working well since implemented last fall. Please review the policy in the Rules and Regulations booklet or online at leisurepark.org. Rule infraction issues must be a written email or letter to anyone on the Board. Grounds' concerns should be made to Management.

Transition of New Board: We have had a complete turnover in our Board this past year. Each new member is working to learn procedures. Dick Schmidt was thanked for his many years of dedicated service.

UNFINISHED BUSINESS: The Honeysuckle roundabout is postponed as the money for it has been spent in other areas by the city. Any alterations to our entrance will have to wait until Honeysuckle is completed. This may happen in 2025.

NEW BUSINESS: Dues will increase beginning January, 2023, to cover our aging roads, buildings, well system etc. Special assessments are something the Board has rejected as it poses a significant strain on homeowners.

OPEN FORUM: All comments and suggestions are recorded and will be reviewed by the Board at the next Board Meeting, June 20, 2022. Please refer to those meeting minutes.

REPORT ON ELECTION RESULTS: Alphabetical order: Ed Cannon received 131 votes, Joe Lyon received 91, and Lee Ann Reid received 142.

ACKNOWLEDGEMENTS: Lee Ann asked that any volunteers or people who serve on a committee to stand and be recognized. We thank you for all your work!

The Board of Directors meeting will be @ 1:00 PM, Monday, June 20, 2022.

Meeting adjourned at 8:14 PM.

Respectfully submitted by Sam Logozzo

Lee Ann Reid, President

Date

Sam Logozzo, Secretary

DRAFT