

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS QUARTELY MEETING  
June 20, 2022

1. **Lee Ann Reid** called the meeting to order at 1:00PM
2. **Roll Call:** Present: Lee Ann Reid, Ed Cannon, Sam Logozzo, Janet Shull, Joe Lyon, and Denise Hall/Management. Absent: Brad Ehrlich. Guests present: None
3. **Approval of Previous Meeting's Minutes:** Lee Ann asked for approval of the minutes from May 9, 2022 Special Meeting.  
Motion: Janet Shull moved to approve the minutes of the May meeting as sent.  
Second: Ed Cannon  
Vote: Unanimous Motion Carried
4. **Ratification of June 14<sup>th</sup>, 2022 Election Results:** There were 295 votes cast; a quorum of 104 was established. Ed Cannon, Joe Lyon, and Lee Ann Reid were elected to the Board.  
Motion: Sam Logozzo moved to ratify the election results.  
Second: Janet Shull  
Vote: Unanimous Motion Carried
5. **Appointment of 2022-2023 Officers:**  
**The five-member board elected unanimously:**  
**Lee Ann Reid** as President, nominated by Janet Shull and seconded by Ed Cannon  
**Ed Cannon** as Vice President, nominated by Janet Shull and seconded by Joe Lyon  
**Sam Logozzo** as Secretary, nominated by Janet Shull and seconded by Ed Cannon  
**Janet Shull** as Treasurer, nominated by Ed Cannon and seconded by Sam Logozzo  
**Joe Lyon** as Director, nominated by Janet Shull and seconded by Ed Cannon
6. **Future Quarterly Meeting Schedule:** September 6, 2022, December 5, 2022, March 1, 2023, all at 1:00PM and the annual meeting, June 13, 2023 at 7:00PM.
7. **Correspondence:**  
**Sparse Grass in Common Area**—A letter will be sent saying that Board sees that there is a sparse area but feels that the area is within the parameters of the continuity and harmonious appeal of the common areas of the Park. It is not viewable from the street. The common space is maintained (watered and mowed) by the HOA. Some low-profile plants may hide the area.  
Motion: Ed Cannon moved that no action is needed at this time on the sparse grass area on the property. Management will respond with a letter to the homeowner explaining the Board's position.  
Second: Sam Logozzo  
Vote: Unanimous Motion Carried  
**Trailer in Driveway:** This is a compassion matter of the family dealing with an assistance to a death. The neighbors have been notified of the trailer coming back. The trailer must be removed within one week after the resident passes.  
**Loud Muffler Noise, Kids, Too Many Cars:** This complaint was written by a renter and the Board has requested the renter route all complaints through the property owner. The Board can only deal with property owners. The car problem is being dealt with. The Board suggested she report noise violations to Hayden Police Department.  
**Complaints About Landscaping:** Both properties have cleaned up their areas since the letter was written. Property owners were notified and the problem seems to be resolved.  
**Arb Letter Confusion:** This problem has been resolved through discussion with homeowner.

8. **Financial Report:** Janet Shull reported that, through May 31<sup>st</sup>, we have had income of \$98,325.54 and expenses of \$121,880.73, which resulted in a negative of \$23,555.19. Two items affecting the negative are our insurance of \$25,070 and the down payment of the Woodlawn paving project of \$39,000. Our actual checking account balance of May 31<sup>st</sup> was \$8,051.42 and the reserves are \$144,018.27.
9. **Management Report:** Denise Hall reported that the report was the same as reported at the annual meeting.
10. **Water System Report:** Ed Cannon reported that daily testing of chlorine was running perfectly for the last two months. Fuel for generators has been replenished.
11. **Social Club:** Janet Shull reported that the Social Club was holding a meeting at this time to plan for the future of volunteers in the Park. Events may be cancelled if volunteers cannot be found.
12. **Architectural Control Committee Report:** Sam Logozzo reported that the committee is meeting most Wednesdays at 9:00AM. Most of the discussion is around homeowner landscaping. Joe Lyon walked the perimeter of the Park and noticed fencing that was cut by vandals. This will be repaired. Joe Lyon was invited to be part of the ACC.
13. **Old Business:**
- a. **GPS of the Sewer System:** Discussion of mapping the sewer lines or not. The Board will invite Bob Chandler, Watermaster, to come back to discuss this further at the September Board meeting. It is mandated by law that the sewer system be mapped. Bob will clarify at the September meeting. Denise requested we read Bob Chandler's report in preparation for the meeting.
- b. **Bird Sanctuary:** Eco-Green sprinklers won the sprinkler installation bid. The trees are scheduled to be trimmed up; dead wood removed, and the sanctuary has been leveled by Aaron. The budget for all this was around \$5,000. We are going to be overbudget. Should we finish the project this year?  
Motion: Janet Shull moved to complete the necessary development to the Bird Sanctuary not to exceed \$7,500.  
Second: Sam Logozzo  
Vote: Unanimous Motion Carried
- Motion: Sam Logozzo motioned to accept the bid from Eco-Green Sprinklers to installed the sprinkler zone in the Bird Sanctuary.  
Second: Ed Cannon  
Vote: Unanimous Motion Carried
- Motion: Ed Cannon motioned to accept the bid from Don Taylor Tree Service for \$1,600 bid for the tree trimming minus additional cost of detailing in the Bird Sanctuary.  
Second: Janet Shull  
Vote: Unanimous Motion Carried
- c. **One Call System:** The Board tabled this until meeting with Bob Chandler.
- d. **HOA Dues Update:** One residence, at 1563 W. Rosewood Ct., owes \$65 plus \$270 in legal fees. The home is going up for sale and all legal costs and dues will be paid upon closing. The other residence, at 1539 W. Woodlawn Dr. #2, has ignored all notices, sent to three different addresses. We have been unsuccessful locating the trust or trustees. Lee Ann will contact our HOA attorney and start foreclosure proceedings on the property. The last late fee was \$1000 as this has been going on over a year.  
Motion: Ed Cannon moved to proceed to foreclose on the property located at 1539 W. Woodlawn Dr. #2 as soon as possible.



Second: Joe Lyon

Vote: Unanimous

Motion Carried

**e. Insurance Quotes and Report of Current Insurance Policies:** After the Board did its due diligence trying to find a lower rate, many carriers declined to consider us. Values of property and buildings has increased significantly so we agreed to stay with our current insurer, Liberty Mutual.

#### 14. New Business

**a. Reliable Towing:** An engagement letter with Reliable Towing was signed and completed. Reliable towing will provide signs to go with our parking signs.

**b. Concerns from the Annual Meeting:** All comments were recorded and included in our packet. The Board discussed each one. The speed limit signs were brought up by two homeowners. Sam Logozzo will price out speed signs for installation at the stop signs. Lee Ann Reid researched filing complaints with FedEx and UPS and will contact them regarding their speed in LP. The Board discussed placing security cameras at each entrance so that a record of incoming traffic could be recorded for security purposes/crime stopping measure. Management proposed discontinuing Northern Security Service, which costs \$120 per month, and use the money to invest in two cameras for each entrance. Joe Lyon will investigate surveillance cameras for LP.

Motion: Ed Cannon moved to cancel Northern States Security immediately.

Second: Joe Lyon

Vote: Unanimous

Motion Carried

There is concern that the clubhouse needs to be locked at night. A reminder to residents that we no longer have security locking the clubhouse will be put in the newsletter.

Management will call the owner of the fourplex in regard to the dandelions and weeds on their back lot.

**c. Reed Road Fence Vandalism:** Lee Ann recommended painting the fence the same color as the vinyl. Management is working on finding those responsible and having them clean up the fence.

**d. Other Business:** Recent arborvitae letters to the Board were discussed. Each letter will be answered by Management. Free standing arborvitae are considered trees and may remain. Arborvitae used for fence barriers/hedges needs to be trimmed to gutter height. Chickweed infestation was discussed with a reminder to include this weed in next year's newsletter. The home on 1337 W. Leisure Dr. needs lawn attention as addressed in a letter to the board.

Motion: Janet Shull moved to send a letter to the homeowner of 1337 W. Leisure Dr. requesting the lawn be mowed weekly, a weed and feed be applied to kill chickweed/clover, and address the maintenance of a gazebo.

Second: Ed Cannon

Vote: Unanimous

Motion Carried

The resident at 8455 N. Dogwood Ln. requested by letter that his arborvitae be left alone as he and his neighbors like the extra height. He does not have the funds to trim.

Motion: Sam Logozzo motioned to have Management send a letter to the homeowner that there is no variance permitted on his arborvitae.

Second: Janet Shull

Vote: Unanimous

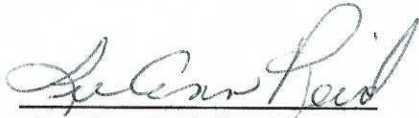
Motion Carried

The resident at 1353 W. Leisure Dr. requested by letter that his arborvitae in the back yard should not be included in the "trimmed to the gutter" rule, since the arborvitae is considered a tree and not used for fence privacy. Management will call him to confirm allowance.

Temporary parking signs are ready to be installed as soon as we have signage from the towing company.

**15. Adjourn Meeting:**

Lee Ann Reid called for the meeting to adjourn at 2:58 PM.



Lee Ann Reid, President

9-6-22

Date



Sam Logozzo, Secretary