

LEISURE PARK HOMEOWNERS ASSOCIATION INC.
4th QUARTER MEETING OF THE BOARD OF DIRECTORS
MINUTES

December 15, 2025

Call to Order by Lee Ann Reid: 10:08 a.m.

Location: Leisure Park Clubhouse, 1480 W. Leisure Dr., Hayden, ID 83835

Officers Attending: Lee Ann Reid, Ed Cannon, Larry Rucshner, Joe Lyon, Norm Fuller

Property Management Attending: Denise, Aaron

Residents Attending: Sharon and Ken Wilds, Kathryn Fuller, Don Reid, David and Christy Gerber, Doris Mellor, Kris Dietz

Approval of Minutes: September 15 Meeting Minutes approved unanimously

Correspondence: None

Reports:

1. Financial: November 30, 2025 (Larry)
 - a. Deposited \$24,374.46
 - b. Year-to-Date \$626,424.40
 - c. Savings: \$420,888.81
 - d. Checking \$28,798.99
 - e. Cash on hand \$449,687.80
 - f. Net Income (estimate) (Ed) \$266,103.82
 - g. Estimate Reserve (Ed) \$180,882.00
 - h. Estimate of about \$14,000 short of our 5-year plan because of the over-expenses (Ed)
2. Management Report
 - a. Signs up, stakes up
 - b. Pond clogged; will get it cleared out
 - c. Spruce tree by Elliot home cut down; other pruning taken completed
 - d. Will purchase a new pond pump in spring
 - e. Need a new chlorine pump
 - f. Auto-dialer installed last week; will schedule a training session
 - g. LifeVac here, next to refrigerator in kitchen

- h. Water leak in card room; no frost-free hose bibs; will need to drain in fall each year
 - 1) \$4,711.41; insurance deductible is \$1,000 per claim
 - 2) If we make a claim, the insurance company may drop us; most insurance companies don't provide coverage for the parks like us.
 - 3) Liberty Mutual is one of few companies that will insure us.
 - 4) Suggest that we pay and do not place a claim. Premium is about \$36,000. It is important to maintain insurance since we have large ticket items such as fences, clubhouse, etc.
 - 5) Unanimously approved payment and not submitting a claim.
- 3. Water Report (Norm): All is well. An old valve no longer being used off the 30 hp pump is leaking; Bob to take care of it.
- 4. Social Club Report:
 - a. (Larry) LifeVac in
 - b. directory \$10, ready in January
 - c. walk-ins for potlucks etc. If it is not a sold-out event and if there is room, they are welcome.
 - d. Dutch door for kitchen: Social Club not ready yet.
- 5. ACC Report (Joe): 62 requests; procedure working smoothly
- 6. Roads (Ed): A few cracks opening up again but not budgeted for 2026 for roads. Wait until March to see if we need to repair the road in 2026.

Old Business

Waggoner Lien: 1539 W Woodlawn Dr. #2. We placed a lien on it in 2024 for HOA dues that are in arrears. The house currently has a relative living in it. In October, the County will contact us as they received more than what was due in taxes, so we can file a claim for what is owed to the LPHOA. Once the dues are current, the new owners will pay regularly to keep them current. Denise will release the lien at the appropriate time. Quiet title pending.

New Business

- 1. CC&R and R&R amendments workshop—to set timelines. R&R to be finalized by January 15; CC&R to be finalized April 4. The board needs to present to LP property owners before the annual meeting in June. Changes are so that we can comply with changes in the laws since we last updated these in the 1980s. Will work with Kris Dietz to design the ballot since there will be at least 4 different change proposals: Transfer Fees, Voting Procedures, Housing for 55+, Duplex roof and color schemes.

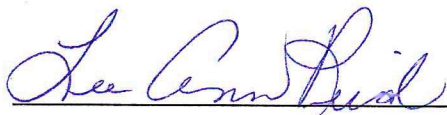
2. 2026 Budget: Approved unanimously.
3. Pay raise for cleaning employees to \$21.50 per hour from current of \$20. It has been 5 years since the last time they received a raise. Unanimously approved.
4. \$232 K of ROW money to put into CD. Denise will research interest rates and send out Unanimous Consent letter to board members for approval. Unanimously approved for this course of action.
5. Purchase pond pump \$2,611 and chlorine feeder for \$670. Already approved by board with the approval of the budget.
6. Remediation for card room repairs, \$4,711.41. Will pay \$2691.41 this year and will pay Fairway Floors (\$2020) in 2026. Unanimously approved.
7. Change insurance agent from Kuespert to Carlson Insurance. Unanimously approved.
8. New TV installed in clubhouse along with a new sound bar and DVR player.

Other Business

1. Dave Gerber: Repairs on chairs and putting brackets on chairs to prevent the legs from breaking. Management will cover the expense so nothing to charge to HOA.
2. Honeysuckle: Nothing new to report. Moneys seem to be going for expenses up north, so no activity down here.

Adjournment

Lee Ann Reid adjourned the meeting at 11:14.



Lee Ann Reid, President

Norman Fuller, Secretary