

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
July 26, 2021

- 1 Lee Ann Reid** called the meeting to order at 1:31 PM
- 2 Roll Call:** Lee Ann Reid, Ed Cannon, Janet Shull, Larry Ewert, Sam Logozzo, and Denise Hall/Management, Two guests: Paul and Sharon Cummings
- 3 Approval of Previous Meetings Minutes**
Lee Ann asked for approval of the June 21, 2021 Board of Directors' Meeting
Motion: Janet Shull moved to approve the minutes as written
Second: Larry Ewert
Vote: Unanimous Motion Carried
- 4 Correspondence**
 - a. ACC appeal 6' fence: To approve a 6 FT black cyclone fence around the back of the property located at 721 Woodlawn Dr. Owners stated deer are a problem eating their yard and garden. After reviewing pictures and plans, it was decided that the fence would be mostly hidden from the street.
Motion: Janet Shull moved to approve the 6 ft black chain link fence as described in the attached application.
Second: Sam Logozzo
Vote: Unanimous Motion Carried

ACC appeal 6' fence: To approve a 6 ft black cyclone fence on the property located at 707 W. Woodlawn Dr. Concern over the fence coming up to the middle of the garage on the side of the house being easily seen from the street. After reviewing pictures and discussion a compromise was reached.
Motion: Janet Shull moved to allow a perimeter fence with a 5 ft vinyl fence that is behind the man door on the east side of the residence and a 6 ft black chain link down the side.
Second: Sam Logozzo
Vote: Unanimous (Ed Cannon recused himself from the vote) Motion Carried
 - b. Response to Bill Hatch letter: A follow up phone call is needed to thank Mr. Hatch for all the information, very worthwhile and informative. Explain that this is a high priority of the board and it is on our agenda as we have further work to do. No decisions have been made as of yet. Ed Cannon will contact Mr. Hatch.
- 5 Current Financial Report**
Janet Shull, treasurer. The new board asked clarification on budget items.
Occupancy Agreement is rent Eborall Realty and Construction pays to use the office.

Board Directed Mgmt Expenses—we can ask management to itemize those expenses, usually the expense can be mailings going out for elections, stamps, letters the board ask management to right. Denise will research and report those expenses to the board.

Insurance—the premiums are paid in Jan. So, the whole bill is paid at once and will even out as the year progresses.

Legal is the previous board expenses.

Subcontract/ Grounds is expensive because they are doing major repair to old plantings.

Jacuzzi is expensive, major problem still under repair. Main circulating pump is faulty. Checking on warranty to replace. Pressure gauge was ruined. Denise will itemize repairs from the first of the year.

Cleaning got a raise effective the beginning of the year.

Checking June \$41,250. End of June \$14,633 because of transfers to reserves.

- 6 **Management Report:** Denise Hall, Management Mailbox has been repaired, waiting for insurance to settle claim. Cost was somewhere around \$1,600 to \$1,700 for everything required.
- 7 **Standing Committees:** ACC, Lee Ann Reid reports action on the ACC has been around the 6 ft fence question. Looking to the board to clarify rule. Social Club, Janet Shull is waiting to attend her first meeting.
8. **Prioritize 2021/2022 Goals**
 - a. GPS mapping of Water and Sewer systems: Bob Chandler (watermaster) has stated that he has done this for smaller water systems and estimates our cost to be around \$4,000 for water mapping. The engineering of all this is around \$1,500 which is included in the \$4,000. Bob recommends doing the water first and then sewer later. Motion: Janet Shull moved that we proceed with the GPS Water and Sewer not to exceed \$9000.
Second: Ed Cannon
Amended Motion: Sam Logozzo amended the motion to hire Bob Chandler to do our GPS mapping for water and sewer system not to exceed \$9000 without notifying the board.
Second: Janet Shull
Vote: Unanimous
Motion Carried
 - b. One Call: System is an annual fee and a monthly fee. The board would like Management to clarify the fees and get back to them. Also, how would the fees would be structured? Management will check on water and sewer prices. Report at the September meeting.
 - c. Woodlawn Road Maintenance: Phone conference will Phill Weist clarified the 1.5 inches of asphalt. Could be applied and completed in mid-September. Phill said our

road is in pretty good shape, could wait till next spring. With the overlay, Phill said the road should last 18-20 years.

Motion: Ed Cannon moved that we defer the road paving on Woodlawn until the year 2022.

Second: Janet Shull

Vote: Unanimous

Motion Carried

d. CC&R restate, amend, or adopt Rules and Regulations

Ed passed a handout to each member. What is best for the association. He suggests that we try to go for 55+ status by amending our CCR's and Rules in order to arm and protect ourselves against younger people with children moving into LP. If we go to 55+ status and lose our status because of not keeping up with requirements, we lose our exemption and will be fined. We cannot return to the Idaho 40+ statute. With Idaho 40+ we keep our exemption without the extensive records. Peter Smith, Attorney of Record for Leisure Park, advised that we are fine with the 40+ statute that is written in our CCRs. "Let sleeping dogs lie." We are marketed as a 55+ community as that is how senior housing is selected through the MLS. The board members decided informally to not pursue the 55+ status at this time, but to concentrate on amending the Rules and Regulations and clarify the bylaws. Rules and Regulations will be on the next agenda.

No Action was taken

e. Bird Sanctuary, Sam Logozzo reported that plans to complete the sanctuary are on hold until the homes being constructed around the area are complete.

9. Old Business – None

10. New Business – None

11. Board Transparency

- a. Minutes are now posted to the LP Website for all to view
- b. Monthly submittals to the LP newsletter will be quarterly.

12. Adjourn Meeting


Motion: Janet Shull moved that we adjourn.

Second: Larry Ewert

Vote: Unanimous

Meeting is adjourned at 4:08pm

Motion Carried


Lee Ann Reid, President

09-07-21
Date


Sam Logozzo, Secretary