

LEISURE PARK HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS QUARTERLY MEETING

JUNE 16, 2025

**1. Open Meeting:**

Lee Ann Reid called the meeting to order at 10:02 a.m.

**2. Roll Call:**

Present: Larry Rucshner, Ed Cannon, Lee Ann Reid, Sam Logozzo, Denise Hall. Absent: Joe Lyon, Aaron Pogue

Guests Present: Norm Fuller

**3. Approval of Minutes:**

Lee Ann requested approval of the minutes from the March 17, 2025 Quarterly Meeting.

Motion: Larry Rucshner moved to approve the minutes as presented.

Second: Ed Cannon

Vote: Unanimous

**4. Ratification of June 10, 2025, Election Results:**

There are 295 registered voters; a quorum of 131 was established. Larry Rucshner and Norm Fuller were elected to the Board. Lee Ann thanked outgoing Secretary, Sam Logozzo, for his past service to the Board and to the Leisure Park Community.

Motion: Ed Cannon moved to ratify the June 10, 2025 election results.

Second: Larry Rucshner

Vote: Unanimous

**5. Appointment of 2025-2026 Officers:** Elected unanimously by the 4-member board as Joe Lyon was absent.

Lee Ann Reid as President, nominated by Ed Cannon and seconded by Larry Rucshner

Ed Cannon as Vice President, nominated by Larry Rucshner and seconded by Norm Fuller

Norm Fuller as Secretary, nominated by Larry Rucshner and seconded by Ed Cannon

Larry Rucshner as Treasurer, nominated by Ed Cannon and seconded by Norm Fuller

Joe Lyon, as Director

**6. Committee Liaison/Committee Appointments:**

a: Architectural Control Committee Liaison – Joe Lyon

b: Social Committee Liaison – Larry Rucshner

c: Roads – Ed Cannon

d: Water System – Norm Fuller

e: Architectural Control Committee Appointment

Sam Logozzo indicated he would like to serve on this committee.

Motion: Ed Cannon moved that Sam Logozzo be appointed to the ACC.

Second: Larry Rucshner

Vote: Unanimous

**7. Future Meeting Schedule:**

September 15, 2025, December 15, 2025, March 16, 2026, all at 10:00 a.m., and the annual members meeting on June 9, 2026 at 7:00 p.m., with the quarterly meeting on June 15, 2026.

**8. Correspondence:**

- a. Gary Henry – Rule change to political signs. In an email dated April 12, 2025, Gary Henry proposed changing the rule for political signs to remain posted longer. The Board had several questions regarding this request and Mr. Henry was not at the meeting. Discussion followed.  
Motion: Norm Fuller moved that the rule regarding political signs, as stated in Article 1, Section 8 b iii, stands as is. Denise will write a letter to Mr. Henry notifying him of the Board's decision and that he may appeal this ruling by submitting additional details in writing and attend the Board Meeting to respond to any questions the Board may have.  
Second: Larry Rucshner  
Vote: Unanimous
- b. Reggie and Christine McFarland – Noise Complaint. In a letter dated June 2, 2025, the McFarlands' complained of their neighbor's air conditioner, which was installed according to code at the time of installation when the house was constructed, it is now making too much noise and disturbing enjoyment of their outdoor property. Discussion followed. This is not a Board actionable item. The City has ordinances to address these nuisance/noise issues. Management will construct a letter referring to Article 1.4 in the Rules and Regulations handbook.
- c. Jim Mammina – Noise Complaint. In a letter dated May, 28, 2025, Mr. Mammina complained of a barking dog. Denise contacted the dog owner and the owner responded that she had put a no-bark collar on her dog. Denise waited a couple of weeks and called Mr. Mammina to see if the barking had diminished. Mr. Mammina did not answer his phone nor did he respond to the voice message left by Denise.  
Motion: Larry Rucshner moved that Management write Mr. Mammina a letter stating she left a voice mail regarding the barking dog inquiring if the dog was still barking as the dog owner had put a no-bark collar on the dog to remedy the situation and since there was no response the matter is closed.  
Second: Ed Cannon  
Vote: Unanimous

**9. Financial Report:**

Unchanged from the Annual Report, except we've experienced a pump failure and are looking at replacement of the 60hsp pump.

**10. Management Report:**

Unchanged from Annual Report, Update: Mailboxes will be in by the end of the summer. The 60-day period for violation letters previously sent is July 6, 2025. A drive around will be conducted on July 15, 2025 at 10:00 a.m. to see if 2<sup>nd</sup> infraction letters are required. Larry Rucshner and Norm Fuller volunteered to ride around with the Property Manager. The kitchen sink leak the deductible is \$1,000.00 and the Property Manager inquired if we increased our deductible to \$5,000.00 what would the savings be? We would only realize a \$250.00 savings which isn't worth changing. We are not

submitting a claim on the repairs as the risk of being cancelled or paying for increased coverage due to a \$2,200.00 claim isn't worth the risk. Property Management paid for their portion of the legal review regarding transfer fees. Primetime is installing the new drywells.

**11. Water System Report:**

Discussion on replacing 60hsp, 550 gallon per minute flow rate. Pump has to integrate with the existing computer system. RC Worst is looking for one. Timely updates to be provided to the residents when available. Currently the 30hsp pump is handling the load. Sprinkler system usage is being monitored. There is a small leak which is believed to be on a lateral line, which has been put on a watch wait and see status. The Board divided up the contact list to call residents regarding emergency water system usage.

**12. Social Club Report:**

Unchanged from the Annual Report. Discussed, Prior events which currently have no hosts will not be calendared. The Leisure Park Press will be delivered by email only.

**13. ACC Report:**

Unchanged from the Annual Report

**14. Roads Report:**

Unchanged from the Annual Report, Update: Work with Mountain Side to patch the area that is dug up by the leak. Hopefully the drywells and the patch can be scheduled for the same time.

**15. Old Business:**

- a: Ramsey/Honeysuckle Roundabout, Unchanged from Annual Report
- b: Waggoner lien and elapsed time for lien process. Watching to see if taxes have been paid. Lien Filed 10-11-24.
- c: Items for improvement included in 2025 budget status:
  - 1. Mailbox on Dogwood, goal is to install by the end of July.
  - 2. Two street drywells \$7,100.00.
- d: CC&R amendments' workshop for: Fine Schedules, Transfer Fees, Fractional Voting, and 55+ Community.  
Motion: Norm Fuller moved to form an ad-hoc committee to have a limited scope review of our CC&R's as it relates to Fine Schedules, Transfer Fees, Fractional Voting and 55+ Community  
Second: Larry Rucshner  
Vote: Unanimous

**16. New Business:**

- a: Membership concerns/complaints from Annual Meeting: The Board appreciated, heard and discussed the residents' comments and will respond.
  - 1. Speeding in the park
  - 2. Exiting onto Ramsey Road, Signage
  - 3. Roundabout construction and loss of common area green space
  - 4. Noise abatement from Ramsey Road and Honeysuckle traffic
  - 5. Install a stop sign at the Honeysuckle Exit

6. Scammers are becoming more sophisticated, need to educate residents and have a team of men that residents can reach out to, to help evaluate the need for major replacements on their properties.
  7. Tree removed in the common area leaving bare dirt and weeds
  8. Life packs to assist in dislodging choking material
  9. Automated emergency exit doors in the clubhouse
- b: Honor Wall – Denise brought up that it would be nice to have an Honor Wall where Leisure Park Residents who have made significant contributions to Leisure Park could be recognized by having a memory plaque of some sort recognizing their contributions displayed in the clubhouse. The nominating and approval process is yet to be worked out with the Social Committee's involvement. Motion: Larry Rucshner moved that we have an "Honor Wall" recognizing significant contributions to Leisure Park  
Second: Norm Fuller  
Vote: Unanimous

## 17. Other Business

- a: In a letter dated June 10, 2025, Debbie Swenson wrote a complaint involving the placement for a 6' fence at her residence located at 1036 W. Woodlawn Dr. Ms. Swenson was told that her fence was approved, however she was also advised in person and on the phone that the fence would need to be back, 50% from the house. It was also drawn on a piece of paper that it's 50% back, on the house to which Ms. Swenson agreed to on two separate occasions. Sam Logozzo noticed that the fence was not being constructed in accordance with the guidelines and notified Denise, the Property Manager. They went to the site and Denise called Ms. Swenson on speaker phone to which Sam Logozzo was a witness to; to let her know that the fencing company was, going to build the fence according to the agreed design, at no extra charge to her, and Ms. Swenson agreed, however she was not happy because she wanted her kitchen window hidden behind the fence. According to 7.7 of the ACC, it says that the notwithstanding the guidelines set forth in paragraph 7.4, the committee shall have the right- by majority to vote to waive any of the architectural standards relating to price value colors, materials, and things like that. The intent of 7.4 is to avoid mixture of architecture when, it creates disharmony in design. Rules and Regulations, 7.2 talks about harmony of external design, which in our bylaws, 5.7, allows powers to committees, officers, and employees of association so the board has delegated powers to the ACC to adopt reasonable rules or guidelines, to make approvals of requests that were submitted to Ms. Swenson, see above. Also, the rules and regulations, are very clear and states that fences over four feet in height must be minimally visible from the street view. That has always been held as a standard, whether it was in writing or not, from the CCR committee. Ms. Swenson rebutted and said that she doesn't agree and there was nothing that specifically states that the fence had to be back 50%. Ms. Swenson left the meeting upset and no action was taken on the matter.

**18. Adjourn Meeting**

Lee Ann Reid called for the meeting to be adjourned at 11:44 a.m.

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

Lee Ann Reid, President

A handwritten date "9-15-25" in blue ink, written over a horizontal line.

Date

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

Lee Ann Reid, Acting Secretary